

FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

Little Falls Township
Passaic County, New Jersey

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Amended Plan Prepared By:



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Passaic County, New Jersey

January 23, 2026

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The original of this report was signed and
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Table of Contents

PART 1: HOUSING ELEMENT	5
EXECUTIVE SUMMARY	5
NEW JERSEY AFFORDABLE HOUSING LEGISLATIVE AND JUDICIAL HISTORY	6
First and Second Rounds	7
Third Round.....	7
Fourth Round	8
Little Falls TOWNSHIP’S HISTORY OF AFFORDABLE HOUSING	9
PLANNING FOR AFFORDABLE HOUSING	10
DEMOGRAPHIC CHARACTERISTICS	12
Population	12
Population Composition by Age.....	13
Households.....	14
Income	16
Poverty Status	17
Household Costs.....	17
EXISTING HOUSING CONDITIONS.....	18
Housing Unit Data.....	18
Housing Type and Size	20
Housing Growth and Projections	21
Housing Values and Contract Rents.....	22
Housing Conditions	24
EMPLOYMENT DATA	25
Employment Status	27
Class of Worker and Occupation	27
Commuting to Work.....	29
Covered Employment	30
In-Township Establishments and Employees by Industry: 2022	31
Probable Future Employment Opportunities	32
PART 2: FAIR SHARE PLAN	33
INTRODUCTION	33
CURRENT STANDARDS	33
Age-Restricted Housing	33
Transitional Housing	33
Veterans Housing	33
Families with Children	33
Rental Units	33
Very-Low Income Requirement.....	33
Low/Moderate Income Split.....	34
Affordability Controls.....	34
Affirmative Marketing.....	34
Uniform Housing Affordability Controls (UHAC).....	34
Unit Adaptability.....	34
Inclusionary Development Requirements.....	34

Bonus Credits.....	34
LITTLE FALLS TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS	36
REVIEW OF PREVIOUS ROUND COMPLIANCE.....	36
Prior Round Compliance 1987-1999	36
Third Round Compliance 1999-2025.....	37
ROUND 4 OBLIGATION	42
PRESENT NEED / REHABILITATION OBLIGATION	43
ADDRESSING FOURTH ROUND PROSPECTIVE NEED	44
Vacant Land Adjustment.....	44
Mechanisms to Address the Fourth Round RDP of 3 Units.....	46
Mechanisms to Address the Fourth Round Unmet Need of 171 Units.....	48
Fourth Round Summary	51
CONSISTENCY WITH STATE PLANNING REQUIREMENTS.....	51
State Plan.....	51
Multigenerational Family Housing.....	53
USE OF SURPLUS CREDITS	53
SUMMARY OF FAIR SHARE COMPLIANCE	53
Appendices.....	56
Appendix A – Third Round Settlement Agreement / JOR	
Appendix B – Block 77 Lot 3.01 Deed Restriction – 43 Units	
Appendix C – Order and Settlement Agreement re: Manor at Little Falls LLC.....	
Appendix D – Manor at Little Falls Block 97, Lots 5, 9, 9.01, and 11 Deed Restriction – 10 Units	
Appendix E – Fourth Round Declaratory Judgement Action and Council Resolution	
Appendix F – Order from the Affordable Housing Dispute Resolution Program Fixing the Township’s Fourth Round Obligation.....	
Appendix G – Vacant Land Adjustment.....	
Appendix H – KV Realty, 16-50 Paterson Avenue Planning Board Resolution of Approval	
Appendix I – Draft Spending Plan	
Appendix J – Home Improvement Program Handout.....	

PART 1: HOUSING ELEMENT**EXECUTIVE SUMMARY**

The following Fourth Round Housing Element and Fair Share Plan has been prepared for the Township of Little Falls in the County of Passaic in accordance with the Fair Housing Act as most recently amended (P.L.2024, c.2).

Little Falls is a 2.8 square mile community located in northeast New Jersey, within the southern portion of Passaic County that abuts the neighboring County of Essex. The Township shares municipal boundaries with Totowa Borough and Woodland Park Borough to the north, Wayne Township to the west, North Caldwell Borough and Cedar Grove Township to the south, and Clifton City to the East. Primary thoroughfares, including US Highway 46, NJ Route 23, and Passaic County Routes 639, 631, 620, and 612 run through the Township.

The Township can be characterized as a dense suburban municipality and, according to the State Development and Redevelopment Plan (SDRP), is primarily in Metro Planning Area 1, although a small portion along the Township's southern border is demarcated as Environmentally Sensitive Planning Area 5.

According to the 2020 Census, Little Falls Township's population was 13,360, which represents a decrease of 7.4% from 2010. In 2020, the Township's median age was 36.5 years, representing a 13.7% increase from the median age of 32.1 years in 2010. The Township's average household size in 2020 was 2.17 persons, which was lower than the average at the County level (2.86 persons).

The housing stock of the Township is predominantly single-family detached dwelling units. Approximately 70% of the housing stock was built prior to 1970, making these dwellings older than fifty years. According to the guidelines originally established by COAH, the Township is located in Housing Region 1, a region that consists of Bergen, Hudson, Passaic, and Sussex counties. Based on the 2025 Regional Income Limits (updated by the New Jersey Housing and Mortgage Finance Agency (NJHMFA), effective May 16, 2025), the median income in Region 1 for a four-person household is \$127,200, moderate-income is \$101,760, low-income is \$63,600, and very-low-income is \$38,160.

Affordable housing obligations in New Jersey are divided into "housing rounds," as will be discussed in detail later in this Plan. Each municipality in New Jersey has a constitutional obligation to provide their fair share of the calculated regional need for affordable housing within the respective housing round. These obligations to construct new affordable housing are known as the "Prospective Need" obligation. Municipalities also have an obligation to rehabilitate units that are deemed substandard, pursuant to the criteria of the Fair Housing Act. This obligation is known as the Present Need, or Rehabilitation Share. The housings rounds are as follows: Prior Round (1987-1999), Third Round (1999-2025), and Fourth Round (2025-2035).

The Township of Little Falls has participated in each of the three housing rounds. In the Third Round, the Township entered into a Settlement Agreement with Fair Share Housing Center to establish the town's Third Round affordable housing obligation. The associated compliance efforts were approved by the Court in a Judgement of Compliance and Repose, dated December 22, 2016, confirming the town satisfied its Third Round obligations (see Appendix A.) The Township's Third Round Housing Element and Fair Share Plan was adopted by the Planning Board on February 2, 2017.

The Township has utilized Vacant Land Adjustments (VLAs) throughout its history of affordable housing planning. The Township has satisfied its Realistic Development Potential (RDP) as adjusted through the VLA process in each round and has implemented zoning and redevelopment plans to satisfy a portion of its unmet need.

The Township has a Fourth Round obligation as follows:

Rehabilitation Share: 0

Prospective Need: 174

The Township is a largely built-out community and portions of it feature environmental constraints, most notably flood hazard areas and steep slopes. As such, the Township will utilize a VLA for a compliance mechanism, as it did in the Prior Round and Third Round. The Fourth Round Realistic Development Potential (RDP) is 3 Units. The Township will address its RDP and pursue additional overlay zoning to address a portion of the adjusted unmet prospective need to satisfy its Fourth Round obligations.

NEW JERSEY AFFORDABLE HOUSING LEGISLATIVE AND JUDICIAL HISTORY

The need to provide a realistic opportunity for the construction of affordable housing in New Jersey, the country's most densely populated state, has been recognized for decades. In the case of Southern Burlington County NAACP v. the Township of Mount Laurel 67 N.J. 151 (1975), (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that municipalities in New Jersey have a constitutional obligation to zone for a variety and choice of housing types that would be affordable to low- and moderate-income households.

In Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158, 456 A.2d 390 (1983), decided on January 20, 1983 (commonly known as Mount Laurel II), the Supreme Court expanded the Mount Laurel doctrine by determining that each New Jersey municipality was required to create a realistic opportunity for the construction of housing affordable to low- and moderate-income households sufficient to meet its "fair share" of the need for affordable housing. As a result, municipalities were required to address a fair share of the regional need for affordable housing.

In response to the threat of “builder’s remedy” lawsuits endorsed by the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act (FHA) in 1985 (N.J.S.A. 52:270-301, *et seq.*). The FHA established the Council on Affordable Housing (COAH) as an administrative alternative to builder’s remedy lawsuits and the concomitant jurisdiction of the courts. COAH was given the responsibility of dividing the state into housing regions, determining regional and municipal fair share affordable housing obligations, and adopting regulations that would establish the guidelines and approaches that municipalities may use in addressing their affordable housing need.

In 2008, the Legislature amended the FHA to add requirements for very low-income housing. Very low-income households are those in which the gross household income is 30% or less than the region’s median household income. Low-income households are those with incomes no greater than 50% of the region’s median household income. Moderate-income households are those with incomes no greater than 80% and no less than 50% of the region’s median household income. Each is adjusted for household size and is in relation to the median gross income of the housing region in which the municipality is located.

First and Second Rounds

The First and Second Rounds under COAH are mutually referred to as the “Prior Round.” The Prior Round obligation is the cumulative 1987-1999 fair share obligation. The First Round consists of the six-year period between 1987 and 1993 for which COAH first established a formula for determining municipal affordable housing obligations (N.J.A.C. 5:92-1 *et seq.*). Then in 1994, COAH established amended regulations (N.J.A.C. 5:93-1.1 *et seq.*) and produced additional municipal affordable housing obligations for the years 1993 to 1999. This second round of obligations is known as the Second Round.

Third Round

Housing rounds were originally established by the Fair Housing Act as six-year periods, but in 2001 they were extended to 10-year periods. This should have meant that the Third Round ran from 1999 to 2009. However, COAH didn’t establish new rules for the Third Round until the end of 2004 (N.J.A.C. 5:94-1 and 95-1 *et seq.*). The Third Round time period was therefore extended to 2014. The Third Round rules established a new method for calculating a municipality’s affordable housing obligation, known as “growth share.” This method required municipalities to project future residential and non-residential development, and then derive their obligation from that growth.

After the New Jersey Appellate Court invalidated several components of the Third Round rules, COAH released revised rules in 2008. The Third Round was once again extended to 2018 to provide municipalities with the time to apply the amended rules and establish mechanisms to meet their obligations.

On October 8, 2010, in response to numerous legal challenges to COAH’s regulations, the Appellate Divisions ruled that COAH could not allocate obligations through a “growth share” formula and directed COAH to use similar methods to those used in the First and Second Rounds.

After several more court appearances and directions to adopt revised rules, COAH ultimately deadlocked at its October 20, 2024 meeting and failed to adopt draft rules. COAH's failure to adopt the new rules led to new litigation filed by the Fair Share Housing Center, which resulted in the monumental 2015 decision, which changed the landscape by which municipalities are required to comply with their constitutional obligation to provide their fair share of affordable housing.

In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) ("Mount Laurel IV"), decided March 10, 2015, the Supreme Court held that since COAH was no longer functioning, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations, and also established a transitional process for municipalities to seek temporary immunity and ultimately a Judgment of Compliance and Repose ("JOR") or the "judicial equivalent" of Substantive Certification from COAH.

On January 18, 2017, the Supreme Court decided In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant To The Supreme Court's Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) ("Mount Laurel V"), which held that need having accrued during the Gap Period (1999-2015) was part of the Present Need, not Prospective Need. The Supreme Court held that there is an obligation with respect to that period for households that came into existence during that gap that are eligible for affordable housing, that are presently (as of 2015) in need of affordable housing, and that are not already counted in the traditional present need. As the methodology and obligations from the Gap + Prospective Need had not been fully adjudicated at that time, the majority of municipalities and FSHC agreed upon the magnitude of these obligations in the form of a Settlement Agreement.

Generally, municipal obligations were broken down in Round Three Housing Element and Fair Share Plans as Present Need/Rehabilitation, Prior Round (1987-1999), and Third Round + Gap Period (1999-2015). It should be noted that Little Falls prepared its Third Round Plan and received its JOR prior to the decision on how the gap period should be handled. Municipalities that received their Final Judgment of Compliance and Repose were guaranteed immunity from builders' remedy lawsuits through the end of the Third Round, June 30, 2025.

Fourth Round

On March 18, 2024, the affordable housing legislation known jointly as Senate Bill S50 and Assembly Bill A4 passed both houses of the legislature. Governor Murphy signed the bill (P.L.2024, c.2) into law on March 20, 2024, establishing a new methodology for determining municipalities' affordable housing obligations for the Fourth Round and beyond. The new legislation, which comprehensively amends the FHA, overhauled the process that municipalities undertake to establish and plan for their constitutionally mandated affordable housing obligation. Most notably, this legislation formally **abolished COAH** while transferring its functions to the New Jersey Department of Community Affairs (DCA) and Housing Mortgage and Finance Agency (HMFA).

As a result, the legislation codified the method for calculating regional and municipal affordable housing needs and returned most of the process from the Courts to state administrative departments.

The amended FHA appoints the DCA as the entity responsible for establishing the regional need for each of the 6 housing regions and the portion of that need allocated to each municipality. In accordance with the amended FHA, on October 18, 2024 the DCA released a report outlining the Fourth Round (2025-2035) Fair Share methodology and its calculations of low- and moderate-income obligations for each of the State's municipalities. The non-binding obligations were calculated in alignment with the formulas and criteria found in P.L.2024, c.2. Municipalities were given until January 31, 2025 to review the obligation established by the DCA and perform their own analysis of their obligation based on the methodology in the legislation and previously established by the Courts. By January 31, 2025, every non-urban aid municipality was required to adopt a binding resolution establishing its housing obligation or lose its protection from builders' remedy suits.

After the municipality establishes its obligation, there is a one-month period during which a challenge can be filed by an interested party. The amended FHA calls for a streamlined appeal / challenge period that will be managed by a new "Affordable Housing Dispute Resolution Program" that will be staffed with current or retired judges, or other experts in the field.

Round Four Housing Elements and Fair Share Plans (HEFSP) are to be adopted by the municipal planning board by June 30, 2025. The Fourth Round Plans will follow the same general format as they have with certain updates to their requirements dealing with various types of housing and the bonus credit calculation system. Notably, HEFSPs are required to be consistent with the State Development and Redevelopment Plan (SDRP.) (a new draft SDRP was released in late 2024) and the Highlands Regional Master Plan for conforming municipalities. As part of the HEFSP, municipalities shall include an assessment of the degree to which the municipality has met its fair share obligation from the prior rounds of affordable housing (i.e. First, Second, and Third Rounds).

LITTLE FALLS TOWNSHIP'S HISTORY OF AFFORDABLE HOUSING

The Township of Little Falls has been an active participant in affordable housing from the beginning. The municipality adopted their first Housing Element and Fair Share Plan ("HEFSP") during the First Round and was later granted Substantive Certification. The Certification included approval for a vacant land adjustment ("VLA"). Little Falls adopted a new HEFSP for the Second Round and received Substantive Certification for it on December 15, 2004. The VLA was again approved for inclusion. COAH extended Little Fall's Second Round Certification until December 20, 2005.

Little Falls adopted the first iteration of its Third Round HEFSP on December 30, 2008 and filed a petition with COAH for Third Round Substantive Certification. The Third Round rules in place at that time were later

challenged and subsequently invalidated by the New Jersey Appellate Court. All Third Round petitions, including Little Falls's, were considered void.

COAH's new Third Round rules took effect on June 2, 2008 and were amended on September 22, 2008. Little Falls adopted a second iteration of its Third Round HEFSP, which had been adjusted to accommodate the new rules, in November 2008. The Township re-petitioned COAH for Third Round Substantive Certification and again proposed a continuance of the Township's VLA.

The Township entered into a settlement agreement, dated May 26, 2015, with Edward Schumacher in connection with litigation brought against the Township for rezoning certain parcels to create the AH-II overlay zone district. The result of the settlement was a payment in lieu of construction for \$210,000 paid to the Township's affordable housing trust fund.

In response to the Mount Laurel IV decision, the Township filed a declaratory judgment (DJ Action) action with the New Jersey Superior Court on July 7, 2015 seeking to declare its HEFSP constitutionally compliant and seeking protection and repose against exclusionary zoning litigation for a ten year period. As was the case with many municipal DJ Actions, the Fair Share Housing Center intervened on behalf of the interests of low- and moderate-income individuals. The Township and FSHC reached a settlement agreement regarding the Third Round plan. On December 22, 2016 Honorable Thomas F. Brogan issued an order granting approval of the Township's settlement agreement with Fair Share Housing Center (FSHC) and judgment of compliance and repose regarding the Township's HEFSP. The Little Falls Planning Board adopted the Third Round HEFSP on February 2, 2017. The 2017 HEFSP also utilized a VLA to adjust the Township's obligation.

On February 7, 2025, the Honorable Darren J. Del Sardo issued an order approving a settlement agreement between the Township, the developer of 115 Main Street, and Fair Share Housing Center, resolving the affordable housing requirements associated with three developments that were approved and constructed in the Township by affiliated entities. As a result of the settlement, an addendum to the Third Round HEFSP was prepared, dated February 17, 2025, and adopted by the Township Planning Board. The settlement resulted in ten affordable units being deed restricted at 115 Main Street and required a payment of \$200,000 to the Township's affordable housing trust fund. The Order affirmed the Township's continued immunity from Builder's Remedy through the end of the Third Round.

PLANNING FOR AFFORDABLE HOUSING

Pursuant to both the FHA (N.J.S.A. 52:27D-310, et seq.) and the Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-28), municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to describe the specific, intended methods that a municipality plans to use in order to meet its low- and moderate-income housing needs. Further, the housing element is meant to demonstrate the existing zoning or planned zoning changes that will allow for the provision of

adequate capacity to accommodate household and employment growth projections, to achieve the goal of access to affordable housing for present and future populations. The statutorily required contents of the housing element are:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate-income households and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent

affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

DEMOGRAPHIC CHARACTERISTICS

Population

Table 1 below depicts the population trends experienced in Little Falls, Passaic County, and the State of New Jersey in the 93-year period between 1930 and 2023. In 2023, there were 14,256 residents in Little Falls, which indicates an increase of 896 people (6.7%) from 2020, although the figure is mostly in line with the 2010 population. The five-year estimates cover a period of 2019-2023, it is unclear whether this represents actual growth, if there is noise in the data, or possibly a 2020 Census undercount. Overall, the Township has seen a growth of 9,095 residents during this time frame, reflecting a 176.2% increase in its population. Proportionally speaking, the Township's most significant period of growth occurred in the decade between 1950 and 1960 when the Township saw a 51.9% increase in its population. These trends are reflected at the County and State level, as well, which saw a similarly significant increase in population throughout the 1950s during the period of highway construction, suburbanization, and the "baby boom". While population growth has been steady during this time period in Passaic County and the State of New Jersey as a whole, the Township's overall growth (176.2%) has proportionally exceeded that of the County (71.5%) and State (129.3%).

Year	Little Falls Township			Passaic County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	5,161	-	-	302,129	-	-	4,041,334	-	-
1940	5,368	207	4.0%	309,353	7,224	2.4%	4,160,165	118,831	2.9%
1950	6,405	1,037	19.3%	337,093	27,740	9.0%	4,835,329	675,164	16.2%
1960	9,730	3,325	51.9%	406,618	69,525	20.6%	6,066,782	1,231,453	25.5%
1970	11,727	1,997	20.5%	460,782	54,164	13.3%	7,171,112	1,104,330	18.2%
1980	11,496	-231	-2.0%	447,585	-13,197	-2.9%	7,365,011	193,899	2.7%
1990	11,294	-202	-1.8%	453,060	5,475	1.2%	7,730,188	365,177	5.0%
2000	10,855	-439	-3.9%	489,049	35,989	7.9%	8,414,350	684,162	8.9%
2010	14,432	3,577	33.0%	501,226	12,177	2.5%	8,791,894	377,544	4.5%
2020	13,360	-1,072	-7.4%	524,118	22,892	4.6%	9,288,994	497,100	5.7%
2023	14,256	896	6.7%	518,289	-5,829	-1.1%	9,267,014	-21,980	-0.2%
Total Change	-	9,095	176.2%	-	216,160	71.5%	-	5,225,680	129.3%

Source: U.S. Census Bureau, Decennial Census and 2022: ACS 5-Year Estimates Table S0101

Population Composition by Age

The median age of the residents in Little Falls in 2020 was 36.5 years, which shows a 13.7% increase from the 2010 median age of 32.1 years. Analysis of age group characteristics provides insight into the actual changes in population. This comparison is helpful in determining the impact these changes have on housing needs, community facilities and services for the municipality. As detailed in Table 2 below, the entire composition of Little Falls experienced notable shifts in the years between 2010 and 2020. The most significant shift occurred in the population aged 15 to 24, which collectively saw a 1,420-person (-30.9%) decrease. Simultaneously, the Township experienced a significant increase in population 55 and over (13.9%). This data suggests that a larger portion of the Township's residents are transitioning into the senior citizen age range, which will require the Township to consider planning tools and approaches that encourage aging-in-place.

Table 2: Population by Age, 2010 to 2020						
Little Falls Township						
Population	2010		2020		Change (2010 to 2020)	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	519	3.6%	543	4.1%	24	4.6%
5 to 14	1,113	7.7%	1109	8.3%	-4	-0.4%
15 to 24	4,600	31.9%	3,180	23.8%	-1,420	-30.9%
25 to 34	1,411	9.8%	1616	12.1%	205	14.5%
35 to 44	1,615	11.2%	1513	11.3%	-102	-6.3%
45 to 54	1,755	12.2%	1495	11.2%	-260	-14.8%
55 to 64	1,541	10.7%	1,699	12.7%	158	10.3%
65 and over	1,878	13.0%	2,205	16.5%	327	17.4%
Total population	14,432	100.00%	13,360	100.00%	-1,072	-7.4%
Median Age	32.1	-	36.5	-	4.4	13.7%

Source: U.S. Decennial Census, 2010 and 2020

Passaic County experienced population fluctuation as well. The County also saw the greatest shift of roughly 26% in its population aged 55 and over, which was proportionally significantly higher than the increase experienced at the Township level. The County experienced decreases in its population aged 14 and below (-5.7%), directly mirroring shifting age trends occurring in the Township. This data is displayed in Table 3 below.

Table 3: Population by Age, 2010 to 2020						
Passaic County						
Population	2010		2020		Change (2000 to 2010)	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	34,247	6.8%	30784	5.9%	-3,463	-10.1%
5 to 14	68,544	13.7%	67754	12.9%	-790	-1.2%
15 to 24	73,629	14.7%	73,927	14.1%	298	0.4%
25 to 34	66,674	13.3%	70222	13.4%	3,548	5.3%
35 to 44	69,114	13.8%	67,065	12.8%	-2,049	-3.0%
45 to 54	73,115	14.6%	68,182	13.0%	-4,933	-6.7%
55 to 64	55,579	11.1%	68,141	13.0%	12,562	22.6%
65 and over	60,324	12.0%	78,043	14.9%	17,719	29.4%
Total population	501,226	100.0%	524,118	100.0%	22,892	4.6%
Median Age	36.1	-	37.9	-	1.8	5.0%

Source: U.S. Decennial Census, 2010 and 2020

Households

A household is defined as one or more persons, either related or not, living together in a housing unit. In 2020 there was a total of 4,721 households in Little Falls. Over half of the Township's households comprised two or less people. In fact, one-person households were the most common household size at the Township level (36.5%), followed by two-person households (30.8%). This trend was mirrored at the county level, with two-person households accounting for 26.6%, while one-person households accounted for 23% of all households. The average household size of the Township in 2020 was 2.17, which was lower than that of the County's average of 2.86.

Table 4: Household Size of Occupied Housing Units, 2020				
Little Falls Township and Passaic County				
	Little Falls Township		Passaic County	
	Number	Percent	Number	Percent
1-person household	1,509	32.0%	40,719	23.0%
2-person household	1,454	30.8%	47,081	26.6%
3-person household	667	14.1%	31,761	17.9%
4-person household	605	12.8%	29,060	16.4%
5-person household	306	6.5%	15,209	8.6%
6-person household	109	2.3%	7,358	4.2%
7-or-more-person household	71	1.5%	5,887	3.3%
Total Households	4,721	100.0%	177,075	100.0%
Average Household Size (2023)	2.17		2.86	

Source: US Census Bureau 2020, H9 and 2023 ACS 5_year Table S1101

According to the United States Census, family households are defined as two or more persons living in the same household, related by birth, marriage, or adoption. As shown in Table 5, most (62%) of all households in the Township in 2023 were categorized as family households. Of all households, approximately 15% were married-couple families with children under the age of 18. In providing more detail on American households, the 2020 Census includes the sub-groups of non-traditional households, including “Other Family” and “Non-Family” households. “Other Family” households accounted for 12% of all households, broken down into 8% female householders with no spouse or partner present and 4% male householders with no spouse or partner present. “Non-Family” households are defined as those that consist of a householder living alone or sharing the home exclusively with people to whom he/she is not related. Non-family households comprised approximately 38% of all households in the Township. Approximately 36% of the Township’s households were one-person households and is split almost evenly between female householders (21%) and male householders (15%).

Table 5: Household Size and Type, 2023		
Little Falls Township		
	Total	Percent
Total Households	5,597	100%
Family Households	3,451	62%
Married couple family	2,796	50%
With children	847	15%
Without children	1,949	35%
Other Family	655	12%
Male householder, no spouse	206	4%
With children	85	2%
Without children	121	2%
Female householder, no spouse	449	8%
With children	172	3%
Without children	277	5%
Nonfamily household	2,146	38%
Male householder	868	16%
Living alone	821	15%
Not living alone	47	1%
With children	0	0%
Female householder	1,278	23%
Living alone	1,163	21%
Not living alone	115	2%
With children	0	0%

Source: 2023 ACS 5-Year B11005 and B11010

Income

As measured in 2023, Little Falls had a significantly higher median household income compared to Passaic County and the State of New Jersey. The median income in Little Falls was \$126,518, which was roughly \$39,000 greater than that of the County and roughly \$25,000 greater than that of the State. The per capita income in Little Falls was higher than that of the County, but much lower than the State. This data is outlined in Table 6 below.

Table 6: Per Capita Household Income, 2023 Little Falls Township, Passaic County, and New Jersey		
	Per Capita Income	Median Household Income
Little Falls Township	\$58,306	\$126,518
Passaic County	\$40,241	\$87,137
New Jersey	\$140,299	\$101,050

Source: 2023 ACS 5-year Estimates, Table S1902

In 2023, roughly 85% percent of all households in the Township earned an income of \$50,000 or more, as compared to roughly 69% of households in the County. The income range that accounted for the most Township households was the \$100,000 to \$149,999 bracket, which comprised 24.4% of households in Little Falls; this was also the case across Passaic County as a whole, but at a lower percentage of 17.7%. The second largest income bracket in the Township was \$200,000 or more, comprising 23.5% of households. At the County level, this same income bracket accounted for a lesser 15.8% of households. This suggests that the Borough’s household income distribution is slightly skewed toward these higher income brackets as compared to the County, which may at least partially help explain the stark difference between the median income reported at the Township (\$126,518) and County (\$87,137) levels.

Table 7: Household Income, 2023 Little Falls Township and Passaic County				
	Little Falls Township		Passaic County	
	Number	Percent	Number	Percent
Less than \$10,000	22	0.4%	8,186	4.6%
\$10,000 to \$14,999	162	2.9%	7,119	4.0%
\$15,000 to \$24,999	252	4.5%	10,856	6.1%
\$25,000 to \$34,999	101	1.8%	11,034	6.2%
\$35,000 to \$49,999	285	5.1%	17,440	9.8%
\$50,000 to \$74,999	599	10.7%	23,847	13.4%
\$75,000 to \$99,999	683	12.2%	20,822	11.7%
\$100,000 to \$149,999	1,366	24.4%	31,500	17.7%
\$150,000 to \$199,999	812	14.5%	19,042	10.7%
\$200,000 or more	1,315	23.5%	28,118	15.8%
Total Households	5,597	100.0%	177,964	100.0%
Median Household Income	\$126,518		\$87,137	

Source: 2023 ACS 5-Year Estimates, Table S1901

Poverty Status

Of the 12,141 people in Little Falls for which poverty status was determined, 436 (3.6%) individuals lived in poverty in 2023; this was considerably lower than the County’s poverty rate of 13.7%. Of Little Falls’s population that fell below the poverty level in 2023, a majority were between the ages of 18 to 64; this trend was mirrored at the County level as well. The Township’s population living in poverty over the age of 65 (0.4%) and under 18 (0.6%) was significantly lower than that of the County (5.0% and 1.9%). This data is presented in Table 8 below.

Table 8: Poverty Status, 2023				
Little Falls Township and Passaic County				
	Little Falls Township		Passaic County	
	Number	Percent	Number	Percent
Total persons	12,141	100.0%	510,404	100.0%
Total persons below poverty level	436	3.6%	69,781	13.7%
Under 18	52	0.4%	25,350	5.0%
18 to 64	315	2.6%	34,531	6.8%
65 and over	69	0.6%	9,900	1.9%

Source: 2023 American Community Survey 5-Year Estimate, Table S1701

Household Costs

Tables 9 and 10 below show the expenditures for housing as a percentage of household income for those who own and rent in Little Falls and Passaic County. In 2020 a majority of Township residents lived in homes they owned, which was the same at the County level as well. General affordability standards set a limit of 30% of gross income to be allocated for owner-occupied housing costs and 28% of gross income to be allocated for renter-occupied housing costs. Approximately 31.4% of Township residents who owned the units they occupied spent 30% or more of their household income on housing, as compared to 36.4% of Township residents who rented the units they occupied. These figures were on par with those of the County.

Table 9: Selected Monthly Owner Costs as a Percentage of Household Income, 2023				
Little Falls Township and Passaic County				
	Little Falls Township		Passaic County	
	Number	Percent	Number	Percent
Total Owner-Occupied Housing Units	4,014	100.0%	94,011	100.0%
Less than 20.0%	1,781	44.4%	40,889	43.5%
20.0 to 24.9%	656	16.3%	12,022	12.8%
25.0 to 29.9%	318	7.9%	8,622	9.2%
30.0 to 34.9%	457	11.4%	7,204	7.7%
35.0% or more	802	20.0%	24,992	26.6%
Not computed	0	0.0%	282	0.3%

Source: 2023 American Community 5-Year Estimates, Table DP04

Table 10: Gross Rent as a Percentage of Household Income, 2023				
Little Falls Township and Passaic County				
	Little Falls Township		Passaic County	
	Number	Percent	Number	Percent
Total Renter-Occupied Housing Units	1,583	100.00%	83,953	100.00%
Less than 10%	40	2.5%	3,198	3.8%
10.0 to 14.9%	92	5.8%	6,288	7.5%
15.0 to 19.9%	355	22.4%	9,281	11.1%
20.0 to 24.9%	307	19.4%	9,657	11.5%
25.0 to 29.9%	167	10.5%	7,504	8.9%
30.0 to 34.9%	47	3.0%	6,567	7.8%
35.0 to 39.9%	118	7.5%	5,419	6.5%
40.0 to 49.9%	68	4.3%	6,894	8.2%
50% or more	286	18.1%	25,141	29.9%
Not computed	103	6.5%	4,004	4.8%

Source: 2023 American Community 5-Year Estimates, Table B25070

EXISTING HOUSING CONDITIONS

Housing Unit Data

Little Falls’s housing stock is largely comprised of structures built prior to the year 2000. In 2023, Little Falls had a total of 5,597 occupied housing units, 69.8% of which were owner-occupied and 27.5% of which were renter-occupied. About 28% of the Townships housing units date to before 1950. Between 1950 and 1980, nearly 55% of the units in Little Falls were constructed. About 17% of the Township’s housing units were built since 1980. The housing development trends track the history of suburbanization and the Township’s population growth trends. According to 2023 American Community Survey Estimates, the Township has seen a limited number of housing structures built between 1990 and 2023. However, this data does not reflect the recent Citizen development, nor the 115 Main Street and 201 and 215 Pompton Turnpike Developments, which collectively contain several hundred new units. The median year of construction for the housing stock in Little Falls is 1957. This data is outlined in Tables 11 and 12 below.

Table 11: Housing Data, 2023			
Little Falls Township			
	Number	% of Total Housing Units	% of Occupied Housing Units
Total Housing Units	5,748	100.00%	-
Occupied Housing Units	5,597	97.4%	100.00%
Owner Occupied	4,014	69.8%	71.7%
Renter Occupied	1,583	27.5%	28.3%
Vacant Housing Units	151	2.6%	-

Source: 2023 American Community Survey 5-Year Estimates, Table DP04

Table 12: Year Structure Built, 2023		
Little Falls Township		
	Number	Percent
Total Housing Units	5,748	100.00%
Built 1939 or earlier	1,100	19.1%
Built 1940 to 1949	530	9.2%
Built 1950 to 1959	1,727	30.0%
Built 1960 to 1969	656	11.4%
Built 1970 to 1979	749	13.0%
Built 1980 to 1989	335	5.8%
Built 1990 to 1999	299	5.2%
Built 2000 to 2009	200	3.5%
Built 2010 to 2019	103	1.8%
Built 2020 or later	49	0.9%
Median Year Structure Built	1957	

Source: 2023 American Community Survey 5-Year Estimates, Tables B25034 and B25035

According to the 2023 American Community Survey, Little Falls has a high occupancy rate, with very few of their housing units vacant. Of Little Falls's 5,748 housing units, 5,597 (97.4%) were occupied and only 151 (2.6%) were vacant. Most vacant units could be attributed to "For Rent/Rented Not Occupied" (82.8%), with "For Seasonal, Recreational or Occasional Use" and "Other Vacant" accounting for the remaining 17.2%.

This data is represented in Table 13 below.

Table 13: Housing Occupancy, 2023			
Little Falls Township			
	Total	% of Total Housing Units	% of Vacant Housing Units
Total Housing Units	5,748	100.00%	-
Occupied	5,597	97.4%	-
Vacant Housing Units	151	2.6%	100.0%
For Rent/Rented Not Occupied	125	2.2%	82.8%
For Sale Only	0	0.0%	0.0%
Sold, not occupied	0	0.0%	0.0%
For Seasonal, Recreational or Occasional Use	8	0.1%	5.3%
For migrant workers	0	0.0%	0.0%
Other Vacant	18	0.3%	11.9%

Source: ACS 5-Year DP04 and B25004

Housing Type and Size

In 2023, single-family detached housing made up a majority the Township’s housing stock at 58.8%. 20 or more unit structures were the next most common housing type, representing 11% of the Township’s housing stock. The median number of rooms within housing structures in the Township was 5.7, with nearly 65.7% of housing units having a minimum of 5 rooms.

Table 14: Housing Type and Size, 2023		
Little Falls Township		
Units in Structure	Total	Percent
1, detached	3,377	58.8%
1, attached	194	3.4%
2	598	10.4%
3 or 4	392	6.8%
5 to 9	366	6.4%
10 to 19	191	3.3%
20 or more	630	11.0%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%
Total Housing Units	5,748	100.00%
Rooms	Total	Percent
1 room	16	0.3%
2 rooms	223	3.9%
3 rooms	822	14.3%
4 rooms	913	15.9%
5 rooms	732	12.7%
6 rooms	774	13.5%
7 rooms	736	12.8%
8 rooms	659	11.5%
9 or more rooms	873	15.2%
Total Housing Units	5,748	100.00%
Median number of rooms	5.7	

Source: 2023 ACS 5-Year Estimates, Tables DP04

Housing Growth and Projections

In terms of residential growth, the issuance of building permits serves as one of the indicators that help to determine housing needs in a given municipality. Table 15 below illustrates the number of building permits that were issued over the 10-year period between January 2015 through December 2024, when the Township issued building permits authorizing the development of 538 housing units. Within this time frame, the busiest years for building permits occurred between 2020 and 2022, with roughly 70.8% of all building permits since 2015 having been issued in those years. The vast majority of the permits issued during this time frame were for multi-family homes.

Further, throughout the same 10-year period, Little Falls issued permits authorizing the demolition of 241 units, which averages approximately 24.1 units per year. The average demolition rate is approximately 44.8% of the abovementioned development rate (i.e., a home net increase of around 55.2%). If the demolition rate were to remain relatively constant over the next approximately 10-year period, an additional 241 residential units could be expected to be demolished between January 2025 and the end of 2034, resulting in a projected net increase of 297 units.

Table 15: Housing Units Authorized by Building Permits, 2015-2024				
Little Falls Township				
Year	1 & 2 Family	Multi Family	Mixed-Use	Total
2015		34	0	37
2016	6	0	0	6
2017	41	4	0	45
2018	58	0	0	58
2019	4	0	0	4
2020	6	209	0	215
2021	54	0	0	54
2022	56	56	0	112
2023	2	0	0	2
2024	4	0	0	4
Total 2014-2024	234	303	0	537
10-Year Average	53.7			
10-Year Permit Projection (2025-2035)				537

Source: State of New Jersey Department of Community Affairs Building Permits: Yearly Summary Data

Table 16: Housing Units Demolished by Building Permits, 2015-2024				
Little Falls Township				
Year	1 & 2 Family	Multi Family	Mixed-Use	Total
2015	13	0	0	13
2016	13	0	0	13
2017	6	0	0	6
2018	30	0	0	30
2019	29	0	0	29
2020	25	0	0	25
2021	34	0	0	34
2022	37	0	0	37
2023	26	0	0	26
2024	18	0	0	18
Total 2014-2024	231	0	0	231
10-Year Average	23.1			
10-Year Demolition Projection (2025-2035)				231

Source: State of New Jersey Department of Community Affairs Building Permits: Yearly Summary Data

Housing Values and Contract Rents

According to the 2023 American Community Survey, most (79.6%) of the owner-occupied housing stock in Little Falls in 2023 was valued at over \$300,000, which is mirrored at the County level (80%). However, the Township’s median home value (\$480,700) exceeded that of the County (\$439,400) by an estimated \$41,300. This data is outlined in Table 17 below.

Table 17: Value for Owner-Occupied Housing Units, 2023				
Little Falls Township and Passaic County				
	Little Falls Township		Passaic County	
	Number	Percent	Number	Percent
Total	4,014	100.0%	94,011	100.0%
Less than \$50,000	62	1.5%	2,322	2.5%
\$50,000 to \$99,999	0	0.0%	847	0.9%
\$100,000 to \$149,999	0	0.0%	1,237	1.3%
\$150,000 to \$199,999	196	4.9%	2,184	2.3%
\$200,000 to \$299,999	545	13.6%	10,561	11.2%
\$300,000 to \$499,999	1395	34.8%	43,804	46.6%
\$500,000 to \$999,999	1,800	44.8%	31,441	33.4%
\$1,00,000 and greater	16	0.4%	1,615	1.7%
Median Value	\$480,700		\$439,400	

Source: 2023 American Community Survey 5-Year Estimates, Tables B25075 and B25077

As shown in Table 18 below, it is estimated that 2,861 (71.2%) of owner-occupied units in the Town were financed by a mortgage, contract to purchase, or similar debt. Of those units with a mortgage, 78.1% did not have any additional lines of credit associated with the unit, while 11.6% were associated with multiple mortgages, and 10.3% were associated with a home equity loan without a primary mortgage. There were less owner-occupied housing units with a mortgage at the County level; more specifically, 65% of such units had a primary mortgage, contract to purchase, or similar debt. Of those units in the County tied to a mortgage 86.9% did not have any additional lines of credit associated with the unit, 9.6% were associated with multiple mortgages, and 3.5% were associated with a home equity loan without a primary mortgage.

Table 18: Mortgage Status, 2023						
Little Falls Township and Passaic County						
	Little Falls Township			Passaic County		
	Number	% of Total Units	% of Units with Mortgage	Number	% of Total Units	% of Units with Mortgage
Total Owner-Occupied Units	4,014	100.00%	-	94,011	100.00%	-
Housing units with a mortgage, contract to purchase, or similar debt:	2,861	71.2%	100.00%	61,064	65.0%	100.00%
Housing units with no second mortgage and no home equity loan	2,234	55.7%	78.1%	53,074	56.5%	86.9%
Housing units with multiple mortgages:	333	8.3%	11.6%	5,858	6.2%	9.6%
Mortgage with both second mortgage and home equity loan	0	0.0%	0.0%	111	0.1%	0.2%
Mortgage, with only home equity loan	241	6.0%	8.4%	5,022	5.3%	8.2%
Mortgage, with only second mortgage	92	2.3%	3.2%	725	0.8%	1.2%
Home equity loan without a primary mortgage	294	7.3%	10.3%	2,132	2.3%	3.5%
Housing units without a mortgage	1,153	28.7%	-	32,947	35.0%	-

Source: 2023 American Community Survey 5-Year Estimates, Table B25081

As shown in Table 19 below, the median contract rent in Little Falls in 2023 was \$1,694, which was roughly \$330 higher than the County median rent of \$1,369. Within the Township, the highest percentage of renters paid between \$1,500 to \$1,999 for monthly rent (28.7%), followed by \$1,000 to \$1,499 (26.3%), and \$2,000 to \$2,499 (20.5%). At the County level the majority (40.1%) of renters paid between \$1,000 to \$1,499 for monthly rent, and there was a significantly higher occurrence of renters paying less than \$1,000 for rent (19.9%) than at the Township level (9.3%). This data suggests that rent in the Township is not as affordable as it is throughout the County as a whole.

Table 19: Contract Rent, 2023				
Little Falls Township and Passaic County				
	Little Falls Township		Passaic County	
	Number	Percent	Number	Percent
Total Renter-Occupied Units	1,583	100.0%	83,953	100.0%
Less than \$500	73	4.6%	6663	7.9%
\$500 to \$999	75	4.7%	10110	12.0%
\$1,000 to \$1,499	416	26.3%	33,628	40.1%
\$1,500 to \$1,999	454	28.7%	22,258	26.5%
\$2,000 to \$2,499	324	20.5%	6,460	7.7%
\$2,500 to \$2,999	105	6.6%	1,552	1.8%
\$3,000 or More	33	2.1%	1248	1.5%
No Rent Paid	103	6.5%	2,034	2.4%
Median Contract Rent	\$1,694		\$1,369	

Source: 2023 American Community Survey 5-Year Estimates, Table B25056 and B25058

Housing Conditions

Table 20 below details the conditions of the Township's housing stock in 2023. Overcrowding and age, plumbing, and kitchen facilities are used to determine housing deficiency. In 2023, most (82.6%) of the Townships' housing stock relied on utility gas for heating, followed by electricity (11.9%). No occupied housing units experienced overcrowding (more than one person per room). Throughout the Township, there were no occupied housing units that lacked complete plumbing or kitchen facilities, and only 25 (0.4%) units lacked telephone service.

Table 20: Housing Conditions, 2023		
Little Falls Township		
	Number	Percent
House Heating Fuel-Occupied Housing Units		
Total	5,597	100.0%
Utility gas	4,624	82.6%
Bottled, tank, or LP gas	152	2.7%
Electricity	665	11.9%
Fuel oil, kerosene, etc.	146	2.6%
Coal or coke	0	0.0%
Wood	0	0.0%
Solar energy	0	0.0%
Other fuel	0	0.0%
No fuel used	10	0.2%
Occupants per Room – Occupied Housing Units		
Total	5,597	100.0%
1.00 or Less	5,597	100.0%
1.01 to 1.50	0	0.0%
1.51 or More	0	0.0%

Facilities – Total Units		
Total	5,748	100.0%
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	0	0.0%
Telephone Service – Occupied Housing Units		
Total	5,597	100.0%
No Service	25	0.4%

Sources: 2023 ACS 5-Year Estimates DP04

EMPLOYMENT DATA

Tables 21, 22, and 23 below detail the changes in employment between the years 2010 and 2023 in Little Falls, Passaic County, and New Jersey, respectively. Throughout this thirteen-year period, the Township saw an overall 4.7% decrease in its unemployment rate; although the Township experienced a 4.2% spike in unemployment between 2019 and 2020 due to the COVID-19 pandemic, it has rebounded to a considerably lower unemployment rate in recent years. This overall trend is mirrored at both the County and State level as well, although in comparison the Township has consistently exhibited a lower unemployment rate throughout this time period. In 2023, the Township’s unemployment rate was 4.2%, which was 1.3% lower than the County (5.5%) and 0.2% lower than the State (4.4%).

Table 21: Employment and Residential Labor Force, 2010 to 2023				
Little Falls Township				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	7,954	7,245	709	8.9%
2011	8,180	7,604	576	7.0%
2012	7,907	7,214	693	8.8%
2013	7,785	7,175	610	7.8%
2014	7,651	7,203	448	5.9%
2015	7,638	7,256	382	5.0%
2016	7,580	7,244	336	4.4%
2017	7,738	7,424	314	4.1%
2018	7,877	7,595	282	3.6%
2019	8,014	7,766	248	3.1%
2020	7,759	7,114	645	8.3%
2021	7,771	7,309	462	5.9%
2022	8,016	7,718	298	3.7%
2023	8,180	7,834	346	4.2%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

Table 22: Employment and Residential Labor Force, 2010 to 2023				
Passaic County				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	254,275	225,041	29,234	11.5%
2011	253,977	226,036	27,941	11.0%
2012	253,793	225,625	28,168	11.1%
2013	250,347	224,951	25,396	10.1%
2014	247,625	227,314	20,311	8.2%
2015	246,926	229,683	17,243	7.0%
2016	244,666	229,685	14,981	6.1%
2017	250,267	236,260	14,007	5.6%
2018	248,600	236,352	12,248	4.9%
2019	253,096	242,465	10,631	4.2%
2020	253,066	222,385	30,681	12.1%
2021	250,241	228,485	21,756	8.7%
2022	253,380	241,287	12,093	4.8%
2023	259,188	244,903	14,285	5.5%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

Table 23: Employment and Residential Labor Force, 2010 to 2023				
New Jersey				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	4,559,800	4,119,000	440,800	9.7%
2011	4,561,800	4,134,700	427,100	9.4%
2012	4,576,300	4,147,200	429,100	9.4%
2013	4,528,000	4,147,700	380,400	8.4%
2014	4,493,900	4,191,300	302,600	6.7%
2015	4,494,600	4,237,900	256,700	5.7%
2016	4,492,800	4,271,200	221,600	4.9%
2017	4,615,000	4,406,200	208,800	4.5%
2018	4,604,800	4,420,700	184,100	4.0%
2019	4,686,300	4,524,300	162,000	3.5%
2020	4,650,300	4,212,400	437,900	9.4%
2021	4,666,100	4,357,200	308,900	6.6%
2022	4,739,800	4,564,100	175,700	3.7%
2023	4,829,671	4,615,722	213,949	4.4%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

Employment Status

It is estimated that over two-thirds (68.2%) of Little Falls’s population over the age of 16 was in the labor force in 2023, which was slightly higher than the County’s rate of 66.5%. Of the Township’s labor force, 100% of workers were civilians and a vast majority (93.5%) was employed. At the County level, 99.9% of workers were civilians and 92.2% of the labor force was employed, indicating that the Township and County exhibited similar trends. This data is shown in Table 24 below.

Table 24: Employment, 2023						
Little Falls Township and Passaic County						
	Little Falls Township			Passaic County		
	Number	% of 16+ Population	% of Labor Force	Number	% of 16+ Population	% of Labor Force
Population 16 years and over	12,677	100.0%	-	409,435	100.0%	-
In labor force	8,641	68.2%	100.0%	272,386	66.5%	100.0%
Civilian Labor Force	8,641	68.2%	100.0%	272,247	66.5%	99.9%
Employed	8,081	63.7%	93.5%	251,131	61.3%	92.2%
Unemployed	560	4.4%	6.5%	21,116	5.2%	7.8%
Armed Forces	0	0.0%	0.0%	139	0.0%	0.1%
Not in labor force	4,036	31.8%	-	137,049	33.5%	-

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

Class of Worker and Occupation

According to the 2023 American Community Survey Estimates, the majority of workers (72.2%) living in Little Falls were a part of the private wage and salary worker group. This group includes people who work for wages, salary, commission, and tips for a private for-profit employer or a private not-for-profit, tax-exempt or charitable organization. The next largest category was local government workers (11.3%), followed by private not-for-profit wage and salary workers (6.8%). This data is outlined in Table 25 below.

Table 25: Class of Worker, 2023		
Little Falls Township		
	Number	Percent
Total Civilian Employed Workers (Age 16+)	8,081	100.0%
Private Wage and Salary Worker	5,832	72.2%
Private not-for-profit wage and salary workers	550	6.8%
Local Government Worker	915	11.3%
State Government Worker	325	4.0%
Federal Government Worker	131	1.6%
Self-Employed Worker or Unpaid Family Worker	328	4.1%

Source: 2023 American Community Survey 5-Year Estimates, Table S2408

The occupational breakdown shown in Table 26 below includes only private wage and salary workers. Township residents who worked within the private wage field were concentrated heavily in Management, Business, Science, and Arts occupations as well as Sales and Office occupations. Collectively, the two fields accounted for just over 57.2% of the entire resident workforce over the age of 16.

Table 26: Resident Employment by Occupation, 2023		
Little Falls Township		
	Number	Percent
Employed Civilian population 16 years and over	251,131	100.0%
Management, business, science and arts occupations	90,207	35.9%
Service occupations	43,734	17.4%
Sales and office occupations	53,392	21.3%
Natural resources, construction and maintenance occupations	20,637	8.2%
Production Transportation and material moving occupations	43,161	17.2%

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

As portrayed in Table 27, the industry that employed the greatest number of Little Falls residents in 2023 was the Educational Services, and Health Care and Social Assistance sector, which accounted for 22.8% of the Township's resident workforce. The second most common industry during this time was the Retail trade sector, which accounted for 12.1% of jobs occupied by Township residents.

Table 27: Employment by Industry, 2023		
Little Falls Township		
Industry	Number	Percent
Employed Civilian Population 16 Years and Over	251,131	100.00%
Agriculture, forestry, fishing and hunting, mining	423	0.2%
Construction	17,097	6.8%
Manufacturing	29,237	11.6%
Wholesale Trade	8,338	3.3%
Retail Trade	30,453	12.1%
Transportation and Warehousing, and Utilities	18,641	7.4%
Information	4,653	1.9%
Finance and insurance, and real estate and rental and leasing	15,148	6.0%
Professional, scientific, and management, and administrative and waste management services	30,046	12.0%
Educational services, and health care and social assistance	57,382	22.8%
Arts, entertainment, and recreation, and accommodation and food services	19,296	7.7%
Other Services, except public administration	11,835	4.7%
Public administration	8,582	3.4%

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

Commuting to Work

In 2023, it is estimated that most (76.1%) of the employed population that did not work from home commuted up to 35 minutes to their place of work. The mean travel time was 27.4 minutes for workers in the Township. A vast majority (64.7%) of the Township’s working population drove alone as their primary means of travel to work. Roughly 15.9% of workers carpooled, utilized public transportation, walked, or took a taxicab, motorcycle, bike, or other means of transportation to commute to work. 19.4% of workers in the Township worked from home. This data is outlined in Tables 28 and 29 below.

Table 28: Travel Time to Work, 2023		
Little Falls Township		
	Number	Percent
Workers who did not work at home	6,209	100.0%
Less than 5 minutes	48	0.8%
5 to 9 minutes	590	9.5%
10 to 14 minutes	958	15.4%
15 to 19 minutes	867	14.0%
20 to 24 minutes	853	13.7%
25 to 29 minutes	364	5.9%
30 to 34 minutes	1,046	16.8%
35 to 39 minutes	157	2.5%
40 to 44 minutes	274	4.4%
45 to 59 minutes	541	8.7%
60 to 89 minutes	295	4.8%
90 or more minutes	216	3.5%
Mean Travel Time to Work (minutes)	27.4	

Source: 2023 American Community Survey 5-Year Estimates, Table B08303 and DP03

Table 29: Means of Travel to Work, 2023		
Little Falls Township		
	Number	Percent
Workers 16 years and over	7,703	100.0%
Car, truck, van - Drove Alone	4,980	64.7%
Car, truck, van - Carpooled	253	3.3%
Public Transportation	526	6.8%
Walked	372	4.8%
Taxicab, Motorcycle, Bike, or Other	78	1.0%
Worked at home	1,494	19.4%

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

Covered Employment

There is currently very limited information available on actual job opportunities within municipalities. The Department of Labor and Workforce Development collects information on covered employment, which is employment and wage data for private employees covered by unemployment insurance. The following table provides a snapshot of private employers located within Little Falls. The first table reflects the number of jobs covered by private employment insurance from 2013 through 2023.

According to data from the New Jersey Department of Labor and Workforce Development, the highest number of covered jobs in Little Falls between 2013 and 2023 was in 2022 when 5,246 jobs were covered by unemployment insurance. Private employment has steadily decreased in Little Falls until 2021, with its largest loss occurring between 2019 and 2020 (-15.6%), and largest gain occurring between 2021 and 2022 (24.2%). Little Falls Borough experienced a decrease of 165 jobs from 2022 to 2023, representing an decrease of -3.1%.

Table 30: Private Wage Covered Employment 2013 - 2023			
Little Falls Township			
Year	Number of Jobs	# Change	% Change
2013	4,935	-	-
2014	4,505	-430	-8.7%
2015	4,387	-118	-2.6%
2016	4,284	-104	-2.4%
2017	4,413	129	3.0%
2018	4,491	79	1.8%
2019	4,514	23	0.5%
2020	3,811	-703	-15.6%
2021	4,224	413	10.8%
2022	5,246	1022	24.2%
2023	5,081	-165	-3.1%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

In-Township Establishments and Employees by Industry: 2022

Table 31 below depicts the average annual number of establishments and employees by industry sector that exist within the Township, as reported in the Quarterly Census of Employment and Wages (QCEW) published by the New Jersey Department of Labor and Workforce Development (NJDLWD). The QCEW provides a quarterly accounting of employment, establishments, and wages throughout the State of New Jersey, and accounts for over 95% of available jobs in the state. The annual municipal reports group data according to the North American Industry Classification System (NAICS). The QCEW considers an establishment to be a single economic unit, which is located at one physical location and engaged in one type of economic activity. The NJDLWD specifies that establishments differ from firms or companies in the sense that the latter can have multiple establishments.

In 2023, the Township had an annual average of 462 establishments employing an average of 5,081 persons in the private sector. In the private sector, the greatest annual averages were broken out as follows: Retail Trade with 33 establishments and 867 employees, Professional/Technical with 65 establishments and 817 employees, and Accommodations/Food with 46 establishments and 631 employees.

Table 31: Average Number of Establishments and Employees by Industry, 2023			
Little Falls Township			
Industry ID and Description		2023 Average	
		Units	Employment
11	Agriculture	-	-
23	Construction	52	278
31	Manufacturing	12	155
42	Wholesale Trade	21	94
44	Retail Trade	33	867
48	Transp/Warehousing	13	51
	Information	10	51
52	Finance/Insurance	26	298
53	Real Estate	-	-
54	Professional/Technical	65	817
56	Admin/Waste Remediation	23	180
61	Education	-	-
62	Health/Social	70	564
71	Arts/Entertainment	6	35
72	Accommodations/Food	46	631
81	Other Services	-	-
	Unclassifieds	19	24
	Private Sector Totals	462	5,081
	Local Government Totals	10	504

Source: NJ Dept. of Labor & Workforce Development Labor Force, Quarterly Census of Employment and Wages (QCEW), Municipal Report by Sector (NAICS Based), 2022

Data have been suppressed (-) for industries with few units or where one employer is a significant percentage of employment or wages of the industry.

Probable Future Employment Opportunities

The North Jersey Transportation Planning Authority (NJTPA) completes regional forecasts for the New York/New Jersey metropolitan area every four years for population, households, and employment. The most recent report was released in 2021, documenting projections between 2015 and 2050. The 2021 report predicts that the Township’s population (0.39%), households (0.41%), and employment (0.22%) will see steady annualized growth through 2050. It is estimated that the population will see an overall 14.7% increase, while households will increase by 15.4% and employment will increase by 7.9%.

Table 32: Population and Employment Projections, 2015 to 2050					
Little Falls Township					
Category	2015	2050 (Projected)	Annualized	Overall Projected Change	
			Percent Change	Number	Percent
Population	14,549	16,693	0.39%	2,144	14.7%
Households	4,831	5,575	0.41%	744	15.4%
Employment	6,380	6,885	0.22%	505	7.9%

Source: NJTPA Municipal Forecasts, dated 9/13/2021

PART 2: FAIR SHARE PLAN

INTRODUCTION

The following Fair Share Plan (“Plan”) details the Township of Little Falls Prior Round (1987-1999), Third Round (1999-2025), and Fourth Round (2025-2035) Prospective Need obligations, as well as the Township’s Fourth Round Present Need. This Plan proposes mechanisms by which the Township can realistically provide opportunities for affordable housing for those moderate-, low-, and very low- income households.

CURRENT STANDARDS

The below section details the current standards applicable to the Borough’s Fourth Round obligation including the various categories of credits.

Age-Restricted Housing

A municipality may not satisfy more than 30% of the affordable units, exclusive of bonus credits, to address its prospective need for affordable housing through the creation of age-restricted housing.

Transitional Housing

Transitional housing units, which will be affordable for persons of low- and moderate-income, were not previously categorized by the Fair Housing Act as a standalone housing type. The 2024 amended legislation includes such transitional housing units as a new category which may be included in the HEFSP and credited towards the fulfillment of a municipality’s fair share obligations. This is limited to a maximum of 10% of the municipality’s obligations.

Veterans Housing

Up to 50% of the affordable units in any particular project may be prioritized for low- and moderate-income veterans.

Families with Children

A minimum of 50% of a municipality’s actual affordable housing units, exclusive of bonus credits, must be made available to families with children.

Rental Units

A minimum of 25% of a municipality’s actual affordable housing units, exclusive of bonus credits, shall be satisfied through rental units. At least half of that number shall be available to families with children.

Very-Low Income Requirement

At least 13% of the housing units made available for occupancy by low-income and moderate-income houses shall be reserved for low-income households earning 30% or less of the median income pursuant to the Fair Share Housing Act, N.J.S.A. 52:27D-301, et seq. Half of the very low-income units will be made available to families with children.

Low/Moderate Income Split

At least 50% of the units addressing the Borough's obligation shall be affordable to very-low income and low-income households, and the remaining may be affordable to moderate-income households.

Affordability Controls

Newly created rental units shall remain affordable to low-and moderate-income households for a period of not less than 40 years, 30 years for for-sale units, and 30 years for housing units for which affordability controls are extended for a new term of affordability, provided that the minimum extension term may be limited to no less than 20 years as long as the original and extended terms, in combination, total at least 60 years.

Affirmative Marketing

The affordable units shall be affirmatively marketed in accordance with UHAC and applicable law, to include the community and regional organizations identified in the agreement as well as the posting of all affordable units on the New Jersey Housing Resource Center website in accordance with applicable law.

Uniform Housing Affordability Controls (UHAC)

All affordable units created through the provisions of this Plan shall be developed in conformance with the Uniform Housing Affordability Controls (UHAC) pursuant to N.J.A.C. 5:80-26.1 et seq. as amended.

Unit Adaptability

All new construction units shall be adaptable in conformance with P.L.2005, c.250/N.J.S.A. 52:27D-311a and -311b and all other applicable laws.

Inclusionary Development Requirements

Pursuant to UHAC N.J.A.C. 5:80-26.5(b), in inclusionary developments, the affordable units shall be integrated with the market-rate units. The affordable units shall not be concentrated in less desirable locations, nor shall the affordable units be physically clustered so as to segregate the affordable units and market-rate units. Affordable units must be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services.

Construction of the affordable units in inclusionary developments shall be phased in compliance with N.J.A.C. 5:80-26(b)4. All inclusionary developments shall be subject to the most recent version of UHAC standards.

Bonus Credits

Bonus credits shall not exceed 25% of a municipality's prospective need obligation, nor shall a municipality receive more than one type of bonus credit for any one unit. Bonus credits may be granted on the following schedule:

Unit Type	Unit Credit	Bonus Credit
Each unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing, as those terms are defined in section 2 of P.L. 2004, c.70 (C.34:1B-21.24).	1	1
Each low- or moderate-income ownership unit created in partnership sponsorship with a non-profit housing developer.	1	0.5
Each unit of low- or moderate-income housing located within a one-half mile radius, or one-mile radius for projects located in a Garden State Growth Zone, as defined in section 2 of P.L.2011, c.149 (C.34:1B-243), surrounding a New Jersey Transit Corporation, Port Authority Transit Corporation, or Port Authority Trans-Hudson Corporation rail, bus, or ferry station, including all light rail stations. ¹	1	0.5
A unit of age-restricted housing, provided that a bonus credit for age-restricted housing shall not be applied to more than 10 percent of the units of age-restricted housing constructed in compliance with the Uniform Housing Affordability Controls promulgated by the New Jersey Housing and Mortgage Finance Agency in a municipality that count towards the municipality's affordable housing obligation for any single 10-year round of affordable housing obligations.	1	0.5
A unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space.	1	0.5
Each existing low- or moderate-income rental housing unit for which affordability controls are extended for a new term of affordability, in compliance with the Uniform Housing Affordability Controls promulgated by the New Jersey Housing and Mortgage Finance Agency, and the municipality contributes funding towards the costs necessary for this preservation.	1	0.5
Each unit of low- or moderate-income housing in a 100 percent affordable housing project for which the municipality contributes toward the costs of the project. ²	1	1
Each unit of very low-income housing for families above the 13 percent of units required to be reserved for very low-income housing pursuant to section 7 of P.L.2008, c.46 (C.52:27D-329.1).	1	0.5
Each unit of low- or moderate-income housing created by transforming an existing rental or ownership unit from a market rate unit to an affordable housing unit. ³	1	1

¹ The distance from the bus, rail, or ferry station to a housing unit shall be measured from the closest point on the outer perimeter of the station, including any associated park-and-ride lot, to the closest point of the housing project property.

² This contribution may consist of: (a) real property donations that enable siting and construction of the project or (b) contributions from the municipal affordable housing trust fund in support of the project, if the contribution consists of no less than three percent of the project cost.

³ A municipality may only rely on this bonus credit as part of its fair share plan and housing element if the municipality demonstrates that a commitment to follow through with this market to affordable agreement has been made and: (a) this agreement has been signed by the property owner; or (b) the municipality has obtained ownership of the property.

LITTLE FALLS TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS

The Township’s affordable housing obligations are as follows:

Prior Round Obligation	101
Third Round Obligation	451
Fourth Round Prospective Need	174
Fourth Round Present Need / Rehabilitation Obligation	0

REVIEW OF PREVIOUS ROUND COMPLIANCE

As part of any Housing Element and Fair Share Plan, a municipality shall include an assessment of the degree to which the municipality has met its fair share obligation from the previous rounds of affordable housing obligations as established by prior court approval or approval by COAH and determine to what extent this obligation is unfulfilled or whether the municipality has credits in excess of its previous round obligations. If a previous round obligation remains unfulfilled, or a municipality never received an approval from the court or COAH for any previous round, the municipality shall address such unfulfilled previous round obligation in its Housing Element and Fair Share Plan.

In addressing previous round obligations, the municipality shall retain any sites that, in furtherance of the previous round obligation, are the subject of a contractual agreement with a developer, or for which the developer has filed a complete application seeking subdivision or site plan approval prior to the date by which the Housing Element and Fair Share Plan are required to be submitted, and shall demonstrate how any sites that were not built in the previous rounds continue to present a realistic opportunity.

Prior Round Compliance 1987-1999

The Borough had a Prior Round obligation of 101 units. A vacant land adjustment (VLA), which produced a realistic development potential (RDP) of 10 units was granted as part of First Round and Second Round substantive certifications. The Township addressed the 10 unit Prior Round RDP, as approved in the Third Round HEFSP with the following mechanisms:

Prior Round RDP Credits					
Site	Location	Credit Type	Credit	Bonus	Total
1. New Bridge Housing	137 Newark Pompton Turnpike	100%	4	1	5
2. Signac Redevelopment “The Citizen”	405 Main Street	Inclusionary Zone	3	2	5

1. New Bridge Group Home – Block 35, Lots 24 and 25 – 137 Newark Pompton Turnpike
New Bridge Independent Living Group Home is a four (4) bedroom very low income, permanent supportive housing group home. The property has a 40 year length of controls that expire in 2043.

The supporting documentation for the controls was included as Appendix B of the Third Round HEFSP.

2. Signac Redevelopment “The Citizen” – Block 77, Lot 3.01 - 405 Main Street

The Citizen is an inclusionary development constructed and occupied with 43 deed restricted affordable units. The project is family rental units in a redevelopment area. Three of the units are proposed to satisfy a portion of the Prior Round RDP plus two bonus credits. These constructed units replace the planned development at 634-636 Lackawanna Avenue that was used to satisfy this requirement in the Third Round HEFSP.

Third Round Compliance 1999-2025

The Township had a Third Round obligation of 451 units. This obligation was established through a settlement agreement with Fair Share Housing Center (FSHC). As part of the Third Round compliance process, the Township received a Vacant Land Adjustment (VLA) due to its lack of vacant and developable land. The RDP approved for the Third Round was 13 units. The Township met its RDP using the Transit Village MD Zone.

Third Round RDP Credits					
Site	Location	Credit Type	Credit	Bonus	Total
1. Transit Village MD Zone	Montclair & Main Street	Inclusionary Zone	9	4	13

The Transit Village Medium Density Zone (TV-MD) is located on Main Street, bound to the west by Woodside Avenue, the east by Montclair Street, and the south by the railroad tracks. The Little Falls train station is located less than two blocks to the southeast. The Zone covers an area of approximately 9.4 acres and is developed with several warehouse / office buildings and a post office. The site has access to the roadway network, all utilities, and has limited environmental encumbrances.

In October 2015, the Township adopted several Transit Village (TV) zones to prioritize development and redevelopment in proximity to the Township’s train station and bus stops along Main Street. The purpose of the zones is to concentrate mixed-use development with residential units, commercial establishments, and recreation and employment opportunities in an environment that is less reliant on private automobiles for transportation.

Following the adoption of the Third Round HEFSP, the TV-MD Zone was amended to permit residential development at a density of 35 units per acre, with an affordable requirement of 20 percent. When the Third Round Plan was adopted, the Hampshire Group was in the process of developing concept plans for a redevelopment project and met with the post office about potential relocation. Therefore, the zoning was determined to offer a realistic development potential that satisfied the Third Round obligation.

The Township believes that the TV-MD Zone continues to offer a viable inclusionary development site. There has been an ongoing effort to explore options for the relocation of the post office from the corner of Main Street and Montclair Avenue, which would enhance the development possibilities allowing a project to meet or exceed what was planned in the Third Round.

Unmet Need

The combined unmet need from the Prior Round (91) and Third Round (438) was 529 units. The amended Third Round HEFSP proposes addressing 165 units of the combined unmet need through a mix of zoning and overlay zoning.

Third Round Unmet Need Credits (through February 2025)				
Credits to Address Unmet Need for Prior Round and 3 rd Round (529 Units)		Credits / Units	Bonus	Total
Redevelopment Sites				
1	Light Industrial Redevelopment (Signac Redevelopment - built)	40	--	40
Proposed New Zones				
2	Transit Village Medium Density	43	--	43
3	Multi-Family (Senior & Multi-family)	11	--	11
			Subtotal	54
Proposed Overlay Zones				
4	Affordable Multi-Family Zone	51	--	51
Additional Credits				
5	Block 185, Lot 5 (634-636 Lackawanna Ave)	3		3
	Block 156, Lot 8 (483 Cedar Grove Road)	2	--	2
7	Block 139, Lot 6 (166 Stevens)	2	--	2
8	Block 237, Lots 3 & 36 (Woods Rd)	3	--	3
9	115 Main Street (family rental – built)	10	--	10
			Subtotal	20
Third Round HEFSP Totals				
Total Unmet Need Credits				165

1. Light Industrial Redevelopment (Signac Redevelopment) – Block 77

The 2013 Master Plan Reexamination Report identified a group of properties along Main Street between Dewey Avenue and Woodside Avenue that were developed with a mix of industrial uses that were appropriate for redevelopment. In 2017, the area was declared an area in need of redevelopment, and then a redevelopment plan was adopted in 2018 to permit residential development as envisioned by the Third Round HEFSP.

The HEFSP split the Area into Zone A, an approximately 3.81 acre area, to which it assigned a residential density of 12 units per acre with a 20 percent set aside. It was anticipated that Zone A could produce a total of 46 units, of which 9 would be affordable.

Zone B, an approximately 5.2 acre area, extended from the back of the residential properties on Woodside Avenue to the former 381 Main Bar and Grill. The HEFSP called for the same 12 unit per acre density, which could produce about 62 units, of which 12 would be affordable. [Note – the math calculating the density based on the property times the proposed density appears to be incorrect in the Third Round Plan.]

On August 13, 2018 the Signac Redevelopment Plan was adopted for the area identified in the HEFSP with a density of 36 units per acre with a set-aside of 15 percent affordable units. On February 7, 2019, the Township Planning Board approved an apartment building with 185 units, of which 43 are affordable, and a townhouse development with 100 units for the Redevelopment Area. The project, known as the “Citizen” has been constructed and is occupied. Three of the units were reallocated to address the Prior Round RDP while the remaining 40 address a portion of the Third Round Unmet Need. The affordability controls for the 43 affordable units are included in Appendix B.

2. Transit Village Medium Density – Block 79, Lots 1, 1.02, 1.03, and 2

As outlined in the Third Round RDP compliance discussion, the TV-MD Zone encompasses 7.4 acres if the Post Office property (Lot 2) is not counted and 9.11 acres if it is included. The Third Round Plan analyzed the Zone without Lot 2, so the 7.4 acres at a permitted density of 35 units per acre were projected to yield 259 units, of which 52 units would be affordable. Nine of the units were allocated toward the Third Round RDP, so it is still anticipated that 43 additional units will be generated toward the Third Round Unmet Need.

3. Multi-Family / Senior Zone – Block 168, Lots 35-41, 46-63, 65-74

The Multi-Family / Senior Housing Zone (MFS) is a group of properties located on Main Street across the street to the south of the Passaic Valley Regional High School. A former Walgreens with its parking lot and circulation occupies the bulk of the zone. The remaining structures are a residential dwelling and a mixed-use building with a barber shop. The MFS Zone was created by Ordinance on March 27, 2017. The Zone permits senior housing and multi-family housing with a maximum density of 30 units per acre. The approximately 1.86-acre zone is estimated to yield 56 units, some of which are permitted to be senior housing up to the statutory cap. With the required 20 percent set-aside, 11 of the units would be affordable. There is a pending application for development of the former Walgreens site for an inclusionary development that will be heard by the Township Planning Board in the near future, so the site is clearly a viable development option.

4. Affordable Multi-Family Overlay Zone – Block 251, Lots 1-8, 10-11, 14 & 16

The AMF Overlay Zone covers approximately 7.34 acres in the B-3 Zone just south of Route 46. Access to the property is from Oak Hill Road and Valley Road. The property is developed with the Overlook Corporate Center, which includes structured parking. The Overlay zone covers the undeveloped portions of the Overlook site and some adjacent lots. The HEFSP proposed a density of 35 units per acre, which was anticipated to yield up to 257 units, of which 51 units would be affordable. The AMF Zone was created by ordinance on March 27, 2017.

5. MDR Medium Density Residential Zone – Block

The Lackawanna Avenue property was identified in the Third Round HEFSP as potentially producing either 15 or 45 units depending on if the neighboring property in Woodland Park were acquired and included in the site. This property is in the MDR Medium Density Residential Zone, which was originally created in 2008 and amended several times, most recently in March 2017. The Zone does not include a maximum density but permits 3 stories in building height and establishes minimum dwelling sizes of 880 square feet for a 1-bedroom unit and 1,200 square feet for a 2-bedroom unit. A minimum of 20 percent of the units are required to be affordable. Application was made to the planning board in 2021 for 8 townhomes and 6 apartments. It was eventually withdrawn. While that application stalled during the Covid-19 pandemic, the Township believes the zoning for the property continues to produce a viable opportunity to construct an inclusionary development.

AHO Overlay Zone

6. 483 Cedar Grove Road – Block 156, Lot 8

483 Cedar Grove Road is located on the southern border of Little Falls. The parcel is in the R-1A Zone and AHO Zone. The affordable housing overlay permits residential development with a 20% set-aside at a density of 6 units per acre. Utilities and site access are available and the site has limited environmental encumbrances.

7. 166 Stevens Road – Block 139, Lot 6

166 Stevens Road is near the southern border of Little Falls adjacent to the Montclair-Boonton NJ Transit Rail Line. The parcel is in the R-1B single family zone and AHO Affordable Housing Overlay Zone. The site is in common ownership with adjacent Lot 1 and does not have direct access to an improved street, so any development would be contingent on there being an access easement of other mechanism. The property is 1.7 acres in area, with a permitted density of 6 units per acre, which could yield 10 units, of which 2 would be affordable.

8. Woods Road – Block 237, Lots 35 & 36

Both properties are isolated lots in the R-1A and AHO Zones. Lot 35 is owned by Montclair State University and Lot 36 is owned by New Jersey Educational Facilities Authority. The properties are

adjacent to a group of dormitories owned by MSU and the NJEFA. The lots have minor environmental encumbrances and lack direct access to an improved street.

Third Round Addendum

9. 115 Main Street – Block 97, Lot 12

Subsequent to the settlement agreement with FSHC and subsequent adoption of the 2017 HEFSP, the Township Planning Board approved development applications by three affiliated development entities for properties located at 115 Main Street, 215 Route 23, and 201 Route 23, none of which were identified in the HEFSP as affordable housing sites.

- 115 Main Street – 56 Dwelling Units
- 215 Route 23 – 50 Dwelling Units
- 201 Route 23 – 20 Dwelling Units

Each resolution of approval for the three projects included a condition that the affordable housing requirements for the developments would be subject to the review and approval of a court-appointed Special Adjudicator rather than allocate a specific obligation.

Special Adjudicator, Joseph H. Burgis, PP, AICP issued a report providing background on the Township's prior Third Round housing obligations and compliance, the three developments in question, and the unique economic circumstances associated with the developments. The Report concludes that the collective affordable housing obligation for the three developments should be ten (10) affordable housing units set aside within the building at 115 Main Street. The 115 Main Street project is in a walkable environment that will enable future residents to take advantage of the Township's amenities and local retail center, which makes it a preferred location for all of the required units rather than splitting them between the developments. The affordable units shall be allocated with the following bedroom mix:

- One-Bedroom Units – 1
- Two-Bedroom Units – 6
- Three-Bedroom Units – 3

In addition to the set-aside of ten affordable units as described above, the developer has agreed to contribute \$200,000 to the Townships Affordable Housing Trust Fund (AHTF.)

On February 7, 2025, the Honorable Darren J. Del Sardo issued an order approving a settlement agreement between the Township, the developer of 115 Main Street, and Fair Share Housing Center, resolving the affordable housing requirements associated with three developments that were approved and constructed in the Township by affiliated entities (see Appendix C.) As a result of the

settlement, an addendum to the Third Round HEFSP was prepared, dated February 17, 2025, and adopted by the Township Planning Board. The affordability controls associated with the ten income-restricted rental units are attached as Appendix D in a fully executed version that has been sent to the County for recording.

ROUND 4 OBLIGATION

The amended FHA called on the DCA to issue a non-binding report on the new Present Need Obligation (commonly referred to as the rehabilitation obligation) and the Prospective Need for Round 4 and subsequent rounds. The amended FHA requires the DCA to base its analysis of the obligations for each municipality based upon the standards set forth in the amended FHA.

On October 18, 2024, the New Jersey Department of Community Affairs (“DCA”) released a report outlining the Fourth Round (2025-2035) Fair Share methodology and its calculations of present need and prospective need low- and moderate-income obligations for each of the State’s municipalities. The obligations were calculated in alignment with the formulas and criteria found in P.L.2024, c.2.

The amended Fair Housing Act affirms that the DCA report is not binding on any municipality and that “a municipality shall determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established in sections 6 and 7 of P.L.2024, c.2...by resolution...”

On January 27, 2025, the Township adopted Resolution 25-01-27-7, determining its Fourth Round Prospective Need obligation to be 174 units and its Fourth Round Present Need obligation to be 0. The resolution adopted by the Township determined a Rehabilitation Obligation of 0, which is consistent with the calculation provided by DCA and a Prospective Need of 174, which represents a reduction from the initial obligation of 285 provided by DCA. The following day, the Township filed a declaratory judgment (“DJ”) complaint (PAS-L-000370-25) with the affordable housing dispute resolution program with the resolution attached (see Appendix E: Fourth Round DJ Action.)

The link to the DCA GIS data that was made available to the municipalities included the following language:

“The land areas identified in this dataset are based on the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3.c(4) to estimate the area of undeveloped land within municipal and regional boundaries, that may accommodate development. It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mapping as part of their participation in the Affordable Housing Dispute Resolution Program.”

The Township, with advice from its planner John Barree, PP, AICP of Heyer, Gruel & Associates reviewed the land capacity factor, and the contributing parcels identified in the DCA dataset. As a result of applying more detailed local knowledge and data, in a manner consistent with the statutory methodology and approach taken by DCA, the Township identified 23.7 acres of land that should not contribute to the Township's land capacity factor. The areas to be excluded from the calculation include properties owned and operated by Montclair State University, various parcels owned, operated, or encumbered by utilities, and recent development approvals.

On February 27, 2025, the New Jersey Builders Association filed a challenge in superior to the Townships DJ action. A settlement session was held with the Hon. Thomas Brogan, P.J.Cv (Ret.) on March 26, 2025, at which point the parties did not agree on a settlement. Judge Brogan issued a report to the Law Division recommending that the number filed by the Township by upheld. On April 17, 2025, Judge Del Sardo entered an order concurring with Judge Brogan's report and formally establishing the Township's Fourth Round prospective need obligation as 174 units (see Appendix F.)

PRESENT NEED / REHABILITATION OBLIGATION

Present Need was previously determined in N.J.A.C. 5:93-1.3 to be the sum of a municipality's indigenous need, the deficient housing units occupied by low- and moderate-income households, and the reallocated present need, which is the portion of a housing region's present need that is redistributed throughout the housing region. Under the Second Round rules, evidence for deficient housing included: year structure was built, persons per room, plumbing facilities, kitchen facilities, heating fuel, sewer service, and water supply. (N.J.A.C. 5:92, Appendix A).

The Third Round Rules (N.J.A.C. 5:97-1.1 et seq.) reduced the number of criteria of evidence of deficient housing to three: pre-1960 over-crowded units, which are units that have more than 1.0 persons per room; incomplete plumbing, and incomplete kitchen facilities. (N.J.A.C. 5:97, Appendix B). This reduction in the number of criteria was found to be by the Appellate Division to be within the Council's discretion and was upheld in the Supreme Court's decision in Mount Laurel IV.

The previously discussed Mount Laurel IV decision found that the reallocated need is no longer a component in the determination of Present Need. Therefore, the Present Need now equates to indigenous need, which means the obligation is based on deficient housing as determined by units more than 50 years old with over-crowded units, incomplete plumbing, and incomplete kitchen facilities.

NJDCA identified data sources from the American Community Survey (ACS) Public Use Microdata Sample (PUMS) and HUD's Comprehensive Housing Affordability Strategy (CHAS) to produce the Present Need obligations. The Township was allocated a present need of 0 units.

The Township has been operating a housing rehabilitation program and intends to continue doing so as part of its affordability assistance activities despite no longer having a present need obligation.

ADDRESSING FOURTH ROUND PROSPECTIVE NEED

As outlined the following section, the Township proposes to meet its Fourth Round obligation through a Vacant Land Adjustment that will establish a realistic development potential, which the Township will address in full, and an unmet need that the Township will implement

Vacant Land Adjustment

Municipalities can request an adjustment to their obligation based on the determination that there is not sufficient vacant or developable land within the municipality. As permitted by N.J.A.C. 5:93-4 and the Fair Housing Act, a municipality can submit a Vacant Land Adjustment (VLA) that examines parcels available for development. The end result of the Vacant Land Adjustment is the determination of the Borough's Realistic Development Potential (RDP) for new affordable housing units. After subtracting out the RDP from the obligation, the remaining calculation is known as the "unmet need."

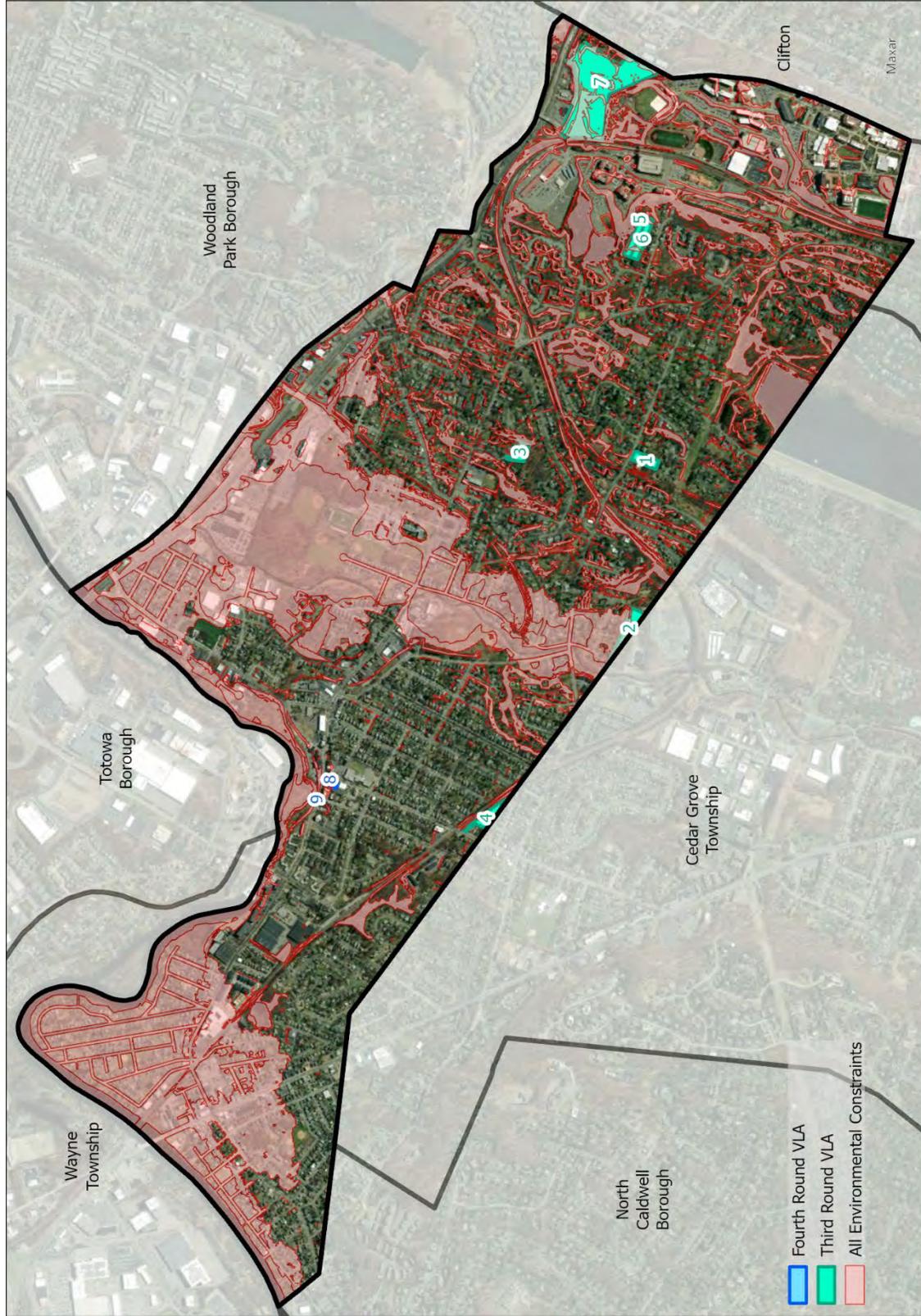
The Township has undertaken Vacant Land Adjustments in each housing round. The most recent VLA conducted for the Third Round HEFSP identified seven potentially developable parcels with an RDP of 13 units.

For the Fourth Round, the Township prepared an updated VLA based on the approved Third Round VLA, which continues to consider vacant and publicly owned properties that are not environmentally constrained. As a result of the Fourth Round analysis, two tax lots in common ownership at 103 Main Street at the corner of Main Street and Stevens Avenue (Block 97, Lots 1 and 2), were identified as vacant and potentially developable. At the time of Third Round VLA, these properties had been developed with a gas station and auto repair shop. The improvements were demolished in 2019-2020. The site is in the TV-CBD Zone, which does not have a density limitation but permits multi-family residential development with a 20 percent affordable housing set-aside. Using the 35 units per acre density applicable in the other Transit Village districts as a proxy for the appropriate density, the approximately 0.4-acre site could yield 13 units, of which 3 would be affordable, generating an RDP of 3 for the Fourth Round.

The map on the following page shows the seven parcels identified as potentially developable in the Third Round VLA along with the two lots identified as additions in the updated Fourth Round VLA (numbers 8 and 9.) The full VLA report that includes all of the parcels analyzed and comprehensive mapping is included in Appendix G.

January 23, 2026

Little Falls Township
Fourth Round Housing Element and Fair Share Plan



Vacant Land Adjustment - Round 4
Little Falls, NJ

2,000 Feet

Source: NJOGIS, NJDEP, NJDOT

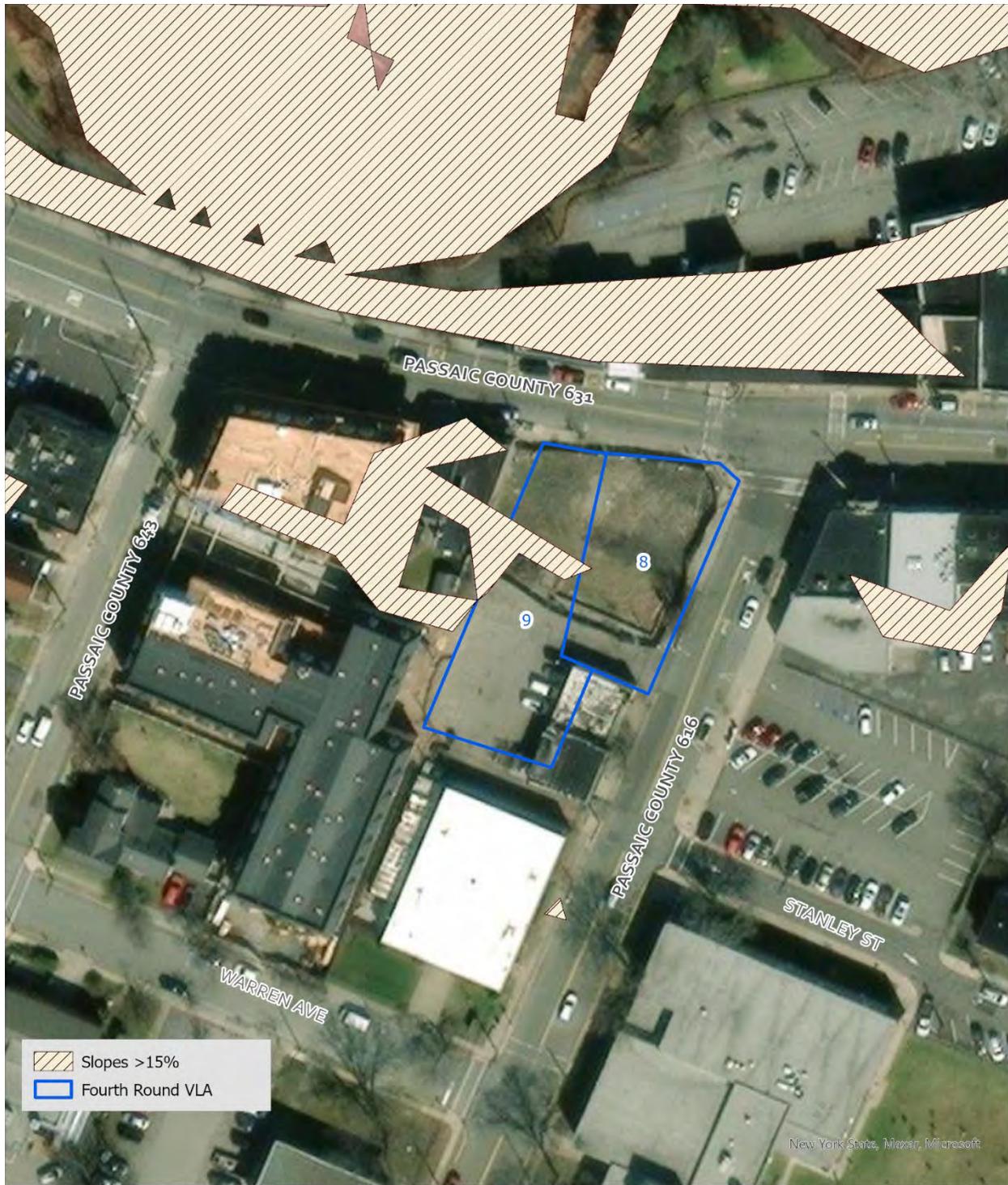
Mechanisms to Address the Fourth Round RDP of 3 Units*Proposed Inclusionary Development*103 Main Street – Block 97, Lots 1 and 2 – TV-CBD Zone

The property at 103 Main Street, as identified in the VLA section has recently been made available for development. The property is a vacant, corner parcel at the intersection of Main Street and Stevens Avenue in a central location in the Township.

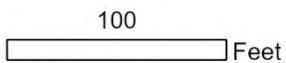
The site meets the suitability criteria as follows:

- *Available:* The site is vacant and available for development. The Township believes there is interest in developing the property. The Township is not aware of any easements or title issues preventing the site's development.
- *Suitable:* The site is located on the same block as the recent mixed-use development at 115 Main Street, which contains ten affordable units. There are a variety of retail, service, and other commercial uses in close proximity to the site and its frontage on Main Street and position on a corner provide opportunities for development.
- *Developable:* The site falls within a drinking water purveyor service area, is within a sewer service area, and has access to appropriate public streets. The site is not significantly constrained by any environmental factors.
- *Approvable:* The site is in the TV-CBD Zone, which permits multi-family residential development using form-based standards with a maximum height of four stories and no maximum density. The permitted density of 35 units per acre in the other Transit Village districts is a reasonable estimate of the potential yield.

Assuming a 35 unit per acre density, the property could yield approximately 14 units, which would generate 3 affordable units with a 20% set-aside.



Source: NJOGIS, NJDEP, NJDOT



Fourth Round VLA Sites
Block 97, Lots 1 and 2
Little Falls, NJ



Mechanisms to Address the Fourth Round Unmet Need of 171 Units

The amended Fair Housing Act requires municipalities seeking a VLA to identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25% of the prospective need obligation that has been adjusted. The amended FHA does not clearly define the “adjusted” portion of the obligation as both the RDP and Unmet Need represent adjustments of the total obligation. Without taking a position as to what is intended with the imprecise language, the Township will endeavor to address 25% of its Fourth Round Unmet need of 171 units, which is 43 units.

In planning for future affordable housing developments, it is important to note that portions of the Township area heavily encumbered by flood hazard areas. Effective July 17, 2023, the NJDEP Inland Flood Protection rule raised the design flood elevation for fluvial (non-tidal) flood elevations mapped by NJDEP by two feet. Where NJDEP mapping is not available, the DFE is three feet above the 1% annual chance (100-year flood) hazard area shown on FEMA Flood Insurance Rate Maps (FIRMs). FIRMs have not been adjusted to reflect these regulatory changes and site-by-site analysis is generally necessary to understand the impacts of the updated rules on an individual property; however, the effect is to expand the area regulated by the New Jersey Flood Hazard Area Control Act (N.J.A.C. 7:13).

As a matter of practice, the Township has recent experience with an example of how the new Inland Flood Protection rules impact residential development. One of the requirements in the new rules is that there be access to multi-family residential developments at least one foot above the design flood elevation (aka “dry access”.) A project at 453 Main Street in the Township was approved to construct an age-restricted residential building with an affordable housing component. However, based on the updated NJDEP rules, a Flood Hazard Area Control Act Individual Permit was denied due to the lack of dry access and the project was unable to move forward.

The Township is already constrained in its available land for development or potential redevelopment. The increased flood elevations and other new rules are important for the protection of the public health, safety, and welfare, but they further constrain the Township’s ability to plan for future multi-family development. As such, there is an element of hardship that limits the locations that may be suitable for future overlay zones or other affordable housing compliance mechanisms.

*Approved Inclusionary Development***KV Realty, LLC - 16-50 Paterson Avenue – Downtown Redevelopment Area**

On March 21, 2022, the Township Planning Board approved an application in the Downtown Redevelopment Area for projects on both sides of Paterson Avenue. A total of 81 residential units were approved, with the bulk of them in a mixed-use multi-family building at 22 Paterson Avenue. The resolution of approval stipulates that the developer is obligated to comply with the Township’s affordable housing requirements to the satisfaction of the Special Adjudicator (see resolution in Appendix H.) For purposes of this analysis, it is

assumed that at least 15% of the approved units will be set-aside for affordable housing, which yields 12 units.

Downtown Redevelopment Plan

The Downtown Redevelopment Plan was adopted in 2021. The Plan defines four land use sub-districts, three of which permit multi-family residential development with an affordable housing set-aside. There are no density limitations in the Redevelopment Plan. The 16-50 Paterson Avenue project was approved with a density of 50 units per acre, 60 units were approved on a 1.2 acre property on the east side of Paterson Avenue with an additional 21 units approved on smaller parcels in the area.

The Redevelopment Area includes significant opportunities for new development outside the sites that have already been approved. Sub-District B on the west side of Paterson Avenue / north side of Main Street has approximately 0.67 acres of land that could potentially yield 33 units at a density of 50 units per acre. Sub-Districts C and D have approximately 4.4 acres of remaining land that could yield about 220 units at a density of 50 units per acre. With a 20% set-aside of affordable units, the Downtown Redevelopment Plan can potentially produce 50 affordable units beyond the previously approved projects.

The recent development approval in the Redevelopment Area demonstrates that it offers realistic development potential in the Township's mixed-use downtown area.

In order to more effectively effectuate the Downtown Redevelopment Plan and its production of housing units as the area redevelops, the Township intends to amend the plan to clarify the permitted density of at least 50 units per acre, and to clarify the affordable housing language in the Plan with a minimum 20% set-aside of affordable units prior to the statutory deadline in March 2026.

TV-CBD Zone

The TV-CBD Zone is in place for a portion of the Main Street corridor. The VLA identified the parcels at 103 Main Street as a vacant and developable property within the zone, which permits multi-family residential development and mixed-use projects. The 115 Main Street inclusionary development was approved and built in the TV-CBD Zone. The remainder of the zone consists of approximately 7 acres of additional land.

Assuming a permitted density of 35 units per acre, approximately 245 additional units could be constructed, of which 49 would be affordable with the required 20% set-aside. The recent development project in the zone demonstrates that it offers realistic development potential in the Township's mixed-use downtown area.

In order to more effectively effectuate the TV-CBD Zone, the Township intends to amend the ordinance to clarify the permitted density of at least 35 units per acre prior to the statutory deadline in March 2026.

Affordable Multi-Family Overlay

The Affordable Multi-Family Overlay applies to Block 251, Lots 1-8, 10-11, 14 & 16. The overlay zone was put in place as a mechanism to address a portion of the Township's Unmet Need for the Third Round. As a

condition of settlement with FSHC, the Township will amend the AMF Overlay to increase the permitted residential density from 35 units per acre to 40 units per acre.

Additional Mechanisms

Affordable Housing Ordinance

An Affordable Housing Ordinance was adopted by the Township on March 27, 2017 (Ordinance No. 1281), establishing the criteria for implementing affordable housing units in conformance with the Uniform Housing Affordability Controls (UHAC). New UHAC rules (N.J.A.C. 5:80-1 et seq.) were adopted in December 2025. As of the date of this Plan, the Department of Community Affairs is in the process of preparing a model ordinance for municipalities to use to ensure compliance with UHAC. The Township will adopt a compliant ordinance in advance of the March 15, 2026 statutory deadline. At any time, should there be any discrepancy between the Township's adopted ordinance and the current UHAC regulations, the current UHAC regulations shall govern.

Development Fee Ordinance

The most recent Development Fee Ordinance was adopted by the Township on May 20, 2019 (Ordinance No. 1355). New rules (N.J.A.C. 5:99-1 et seq.) were adopted by the New Jersey Housing and Mortgage Finance Agency in December 2025. The Township will adopt a compliant ordinance in advance of the March 15, 2026 statutory deadline. A tentative draft spending plan is attached as Appendix I.

Affordability Assistance & Home Rehabilitation

The Township utilizes the services of CGP&H as its administrative agent and to run its home rehabilitation program for qualified households. The Township provides up to one month of rental assistance for applicants moving into deed restricted rental apartments in Little Falls. Details of the home improvements program are posted on the Township's website. The program information handout is attached as Appendix J.

Additional Affordable Housing Resolutions

The Township will continue to ensure that it appoints an Administrative Agent to conduct monitoring activities and administer housing affordability programs annually. In addition, the Township will ensure that a municipal employee is designated as the Municipal Housing Liaison in accordance with the Fair Housing Act.

Fourth Round Summary

Summary of the Township of Little Falls Fourth Round Obligation	
Realistic Development Potential - 3	
103 Main Street Development TV-CBD Zone	3
Unmet Need – 171 (25% = 43)	
16-50 Paterson Avenue Approval	12*
Downtown Redevelopment Plan Remainder	50
TV-CBD Zone Remainder	49
AMF Zone Density Increase	7
Total	118
*Subject to confirmation by the Special Adjudicator per Resolution of Approval	

CONSISTENCY WITH STATE PLANNING REQUIREMENTS

State Plan

In accordance with the amended Fair Housing Act, Housing Elements and Fair Share Plans shall provide an analysis of consistency with the State Development and Redevelopment Plan (SDRP), including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

Sites that are located in the Metropolitan Planning Area 1 or Suburban Planning Area 2 of the SDRP, or are located in an existing sewer service area, are the preferred location for municipalities to address their fair share obligation.

New Jersey adopted its last SDRP in 2001. A draft amendment to the SDRP was prepared in 2011 but ultimately never adopted. The Office of Planning Advocacy released a new draft SDRP on December 4, 2024. The State is currently going through the Plan conformance process.

The New Jersey State Development and Redevelopment Plan identifies the entirety of the Borough as Metropolitan Planning Area 1. Additionally, Milltown is identified as a State Plan Center.

The adopted 2001 SDRP identifies the following intents of the Metropolitan Planning Area:

- Provide for much of the state’s future redevelopment.
- Revitalize cities and towns.
- Promote growth in compact forms.
- Stabilize older suburbs.
- Redesign areas of sprawl.
- Protect the character of existing stable communities.

The 2024 draft SDRP maintains and expands upon the 2001 intentions:

-
- Provide for much of the state’s future growth in compact development and redevelopment.
 - Revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods.
 - Address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems.
 - Prevent displacement and gentrification.
 - Promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms.
 - Rebalance urbanization with natural systems.
 - Promote increased biodiversity and habitat restoration.
 - Stabilize and enhance older inner ring suburbs.
 - Redesign and revitalize auto oriented areas.
 - Protect and enhance the character of existing stable communities.

The policy objectives for the Metropolitan Planning Area include:

- **Land Use:** Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.
- **Housing:** Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.

Little Falls is a built-out municipality almost entirely within the PA1 Metropolitan Planning Area. The Township’s recent development has consisted of redevelopment of previously developed properties. The lack of vacant land dictates that any future development projects will occur in previously developed areas. While not a designated center, the Township has taken steps through recent redevelopment plans to focus development in a compact, mixed-use form along Main Street in an area accessible to services, activity centers, retail, restaurants, and public transit. The mechanisms proposed in this plan, the continued redevelopment of properties on and around the Main Street corridor are consistent with the principles of Smart Growth and the State Development and Redevelopment Plan’s present and future objectives.

Multigenerational Family Housing

A previous amendment to the Fair Housing Act requires “an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).” As of the date of this Housing Plan there have been no recommendations by the Multigenerational Family Housing Continuity Commission for which to provide an analysis. However, it should be noted that the Township’s HEFSP identifies a location for inclusionary senior housing and acknowledges a need for a variety of housing types, particularly as the Township’s population ages.

USE OF SURPLUS CREDITS

Any surplus credits generated will be applied to any future obligation that the Township may have.

SUMMARY OF FAIR SHARE COMPLIANCE

The Township has 57 credit worthy restricted units that have satisfied portions of the Prior and Third Round. The statute and UHAC rules include minimums and maximums for different unit types. The Township complies with those regulations based on the limits for the Prior and Third Round as follows:

Type of Unit	Number	Percentage	Compliance
Prior and Third Round RDP / Constructed Units	57		
Age-Restricted (Max. 25%)	0	0%	Yes
Family Units (Min. 50%)	53	93%	Yes
Rental (Min. 25%)	57	100%	Yes
Low-Income (Min. 50%)	32	56%	Yes
Very-Low Income (Min. 13%)	12	21%	Yes

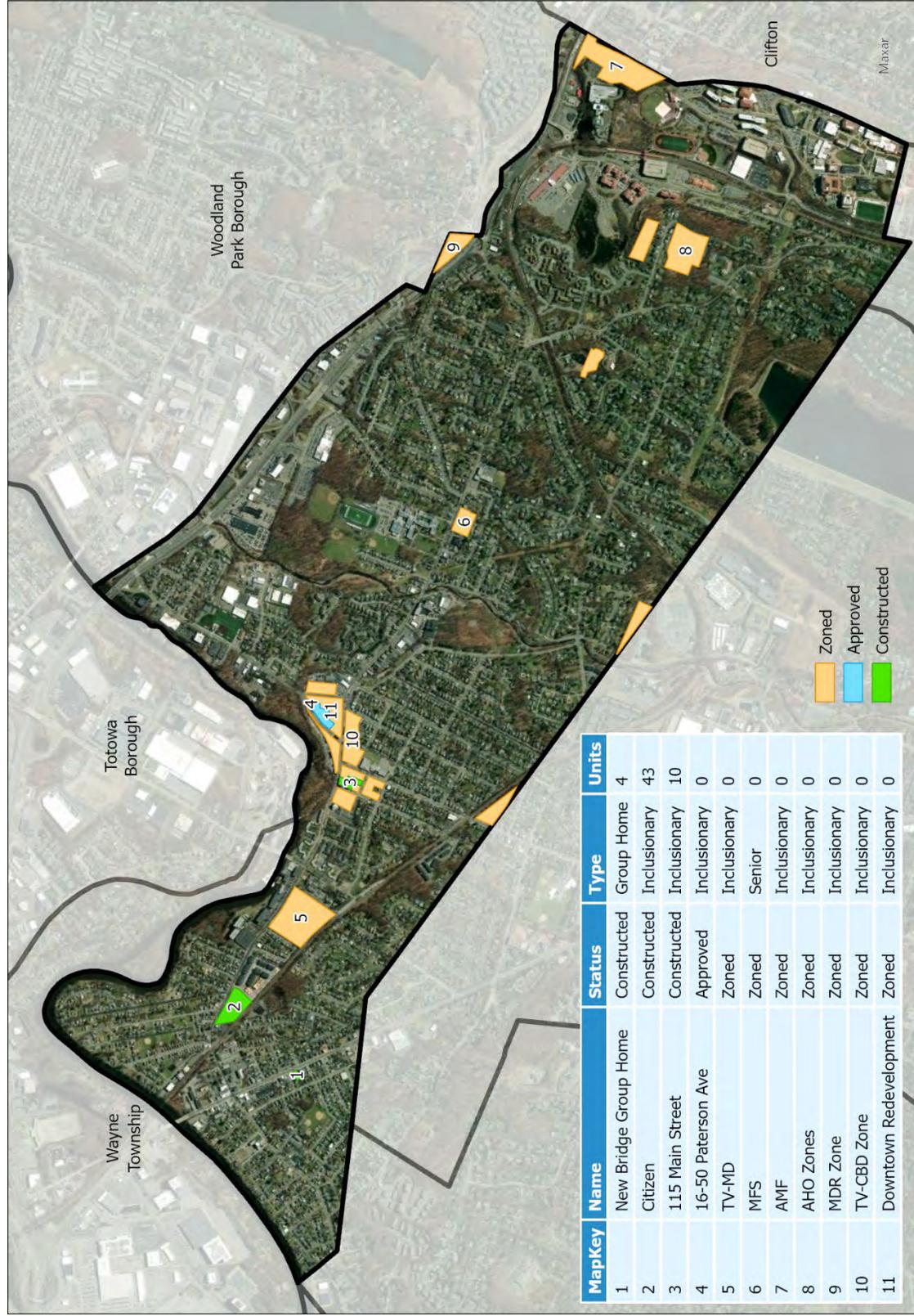
All planned units will comply with the required minimums and maximums as amended for the Fourth Round to ensure credit worthiness. As indicated in the beginning of the Fair Share Plan, the following minimums and maximums shall be adhered to for all units to be developed and deed restricted moving forward:

Type of Unit	Number	Percentage	Compliance
Fourth Round RDP	3		
Age-Restricted (Max. 30%)	0	0%	Yes
Family Units (Min. 50%)	3	100%	Yes
Rental (Min. 25%)	3	100%	Yes
Low-Income (Min. 50%)	2	66%	Yes
Very-Low Income (Min. 13%)	1	33%	Yes
Transitional Housing (Max. 10%)	0	0%	Yes

Summary of Little Falls Township's Obligation and Mechanisms				
	Total	Very Low	Low	Moderate
Fourth Round Present Need Obligation	0			
Home Rehabilitation Program	-	-	-	-
Prior Round RDP	10	-	-	-
New Bridge Housing (Supportive)	4	4	0	0
<i>Rental Bonus</i>	1	-	-	-
Signac Redevelopment Plan – (Family Rental)	3	-	1	2
<i>Rental Bonus</i>	2			
TOTAL PRIOR ROUND EFFECTIVE CREDITS	5	4	-	-
TOTAL PRIOR ROUND PLANNED	5			
TOTAL PRIOR ROUND CREDITED AND PLANNED	10			
Third Round RDP	13			
Transit Village MD Zone (not built)	9	-	-	-
<i>Rental Bonus</i>	4	-	-	-
Third Round / Prior Round Unmet Need	529			
Signac Redevelopment Plan – (Family Rental)	40	6	16	18
Transit Village MD	43	-	-	-
Multi-Family (MFS)	11	-	-	-
Affordable Multi-Family (AMF)	51	-	-	-
MDR Zone - Lackawanna Ave Site	3	-	-	-
Affordable Housing Overlays	7	-	-	-
115 Main Street (Family Rental)	10	2	3	5
TOTAL THIRD ROUND EFFECTIVE CREDITS	50	8	19	23
TOTAL 3rd ROUND PLANNED	128			
TOTAL 3rd ROUND PLANNED + CONSTRUCTED	178			
Fourth Round RDP	3			
103 Main Street	3	Will comply as indicated above		
Fourth Round Unmet Need	171	25% of Unmet Need = 43		
16-50 Paterson Avenue Approval	12 (15% of approved Units – Mix will Comply)			
Downtown Redevelopment Plan Remainder	50	-	-	-
TV-CBD Zone Remainder	49	-	-	-
Affordable Multi-Family (AMF) Density Increase	7	-	-	-
TOTAL FOURTH ROUND PLANNED	121	118 planned credits address 69% of the unmet need		
Note: All planned developments will comply with the minimum bedroom mix and affordability requirements in UHAC.				

January 23, 2026

Little Falls Township
Fourth Round Housing Element and Fair Share Plan



MapKey	Name	Status	Type	Units
1	New Bridge Group Home	Constructed	Group Home	4
2	Citizen	Constructed	Inclusionary	43
3	115 Main Street	Constructed	Inclusionary	10
4	16-50 Paterson Ave	Approved	Inclusionary	0
5	TV-MD	Zoned	Inclusionary	0
6	MFS	Zoned	Senior	0
7	AMF	Zoned	Inclusionary	0
8	AHO Zones	Zoned	Inclusionary	0
9	MDR Zone	Zoned	Inclusionary	0
10	TV-CBD Zone	Zoned	Inclusionary	0
11	Downtown Redevelopment	Zoned	Inclusionary	0



2,000 Feet

Source: NJOGIS, NJDEP, NJDOT

Affordable Housing Sites and Zones
Little Falls, NJ



Appendices

APPENDIX A – THIRD ROUND SETTLEMENT AGREEMENT / JOR

APPENDIX B – BLOCK 77 LOT 3.01 DEED RESTRICTION – 43 UNITS

APPENDIX C – ORDER AND SETTLEMENT AGREEMENT RE: MANOR AT LITTLE FALLS LLC

APPENDIX D – MANOR AT LITTLE FALLS BLOCK 97, LOTS 5, 9, 9.01, AND 11 DEED RESTRICTION – 10 UNITS

APPENDIX E – FOURTH ROUND DECLARATORY JUDGEMENT ACTION AND COUNCIL RESOLUTION

APPENDIX F – ORDER FROM THE AFFORDABLE HOUSING DISPUTE RESOLUTION PROGRAM FIXING THE TOWNSHIP’S FOURTH ROUND OBLIGATION

APPENDIX G – VACANT LAND ADJUSTMENT

APPENDIX H – KV REALTY, 16-50 PATERSON AVENUE PLANNING BOARD RESOLUTION OF APPROVAL

APPENDIX I – DRAFT SPENDING PLAN

APPENDIX J – HOME IMPROVEMENT PROGRAM HANDOUT

Little Falls Township
Fourth Round Housing Element and Fair Share Plan

January 23, 2026

Appendix A – Third Round Settlement Agreement / JOR

ENTERED

Leslie G. London, Esq.
McMANIMON, SCOTLAND & BAUMANN, L.L.C.
75 Livingston Avenue, Second Floor
Roseland, New Jersey 07068
(973) 622-1800
Attorneys for Plaintiff/Petitioner,
Township of Little Falls Attorney Identification No. 020801988

FILED

DEC 22 2016

THOMAS F. BROGAN, P.J.Cv.

IN THE MATTER OF THE APPLICATION
OF THE TOWNSHIP OF LITTLE FALLS a
municipal
Corporation of the State of New Jersey.

Plaintiff/Petitioner.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: PASSAIC COUNTY
DOCKET NO.: PAS-L-2438-15

Civil Action
(Mount Laurel)

**ORDER GRANTING APPROVAL OF
SETTLEMENT AGREEMENT AND
JUDGMENT OF COMPLIANCE AND
REPOSE REGARDING THE
TOWNSHIP'S UPDATED HOUSING
ELEMENT & FAIR SHARE PLAN**

This matter having been brought before the Court on December 8, 2016 for a Fairness and Compliance Hearing to determine whether the terms of a Settlement Agreement, between the Township of Little Falls (the "Township") and the Fair Share Housing Center, Intervenor/Defendant, and the Township's Updated Housing Element and Fair Share Plan are fair to low and moderate income households, and creates a realistic opportunity for satisfaction of the Township's affordable housing obligations pursuant to the Mount Laurel decisions and their progeny, the Fair Housing Act, (N.J.S.A. 52:27D-301 et. seq.) and the applicable procedural and substantive regulations of COAH, and the New Jersey Supreme Court's March 10, 2015 decision in the matter of *In re N.J.A.C. 5:96 & N.J.A.C. 5:97*, 221 N.J. 1 (2015); and the following Parties appearing, Leslie G. London, Esq., on behalf of McManimon, Scotland & Baumann, LLC, attorneys for Plaintiff/Petitioner, the Township; Jeffrey Janota, P.P., AICP, Affordable Housing Planner for Plaintiff/Petitioner; Josh Bauers, Esq., attorney for

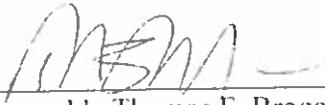
Intervenor/Defendant, Fair Share Housing Center; and Joseph H. Burgis, P.P., AICP, Special Court Master; and the Court having heard testimony and reviewed evidence presented during the Proceeding, including the December 7, 2016 Report of the Special Court Master, and it appearing to the Court that there is good cause appearing as a matter of law for entry of this Order, and for the reasons set forth by the Court on the record in this Proceeding;

It is on this 22 day of December, 2016:

ORDERED AND DECLARED that:

1. The Settlement Agreement between the Township of Little Falls and the Fair Share Housing Center is hereby approved, as discussed on the record at the Hearing, on the grounds that it is fair to the interests of the Region's low and moderate income households and is in accordance with the criteria set forth in *East West Venture v. Borough of Fort Lee*, 286 N.J. Super. 311 (App. Div. 1996).
2. The Township of Little Falls Updated Housing Element and Fair Share Plan, dated December 2, 2016 (the "Plan"), is hereby approved, subject to (a) the adoption by the Township Planning Board and endorsement by the Township Council of the Updated Housing Element and Fair Share Plan, the adoption by the Township Council of the Affordable Housing and Zoning Ordinances as set forth in the Settlement Agreement and Report of the Special Court Master, and the subsequent submission of said adopted documents to the Court, the Special Court Master and the Fair Share Housing Center, within ninety (90) days of the entry of this Order; and (b) the adoption by the Township Council of a revised Spending Plan as set forth in the Settlement Agreement, and subsequent submission to the Court, the Special Court Master and the Fair Share Housing Center, within ninety (90) days of the entry of this Order.

3. A Final Order shall be issued by the Court upon notification from the Special Court Master, confirming the Township's satisfaction of the conditions set forth above in Paragraph 2 in this Order.
4. A copy of this Order shall be served upon all Parties within 7 days from the date hereof.



Honorable Thomas F. Brogan, P.J. Cv.

Little Falls Township
Fourth Round Housing Element and Fair Share Plan

January 23, 2026

Appendix B – Block 77 Lot 3.01 Deed Restriction – 43 Units

6
TM
95



000HY8

Passaic County Document Summary Sheet



County Clerk, Registry Division
401 Grand Street
DANIELLE IRONSDORF
CLERK
PASSAIC COUNTY
New Jersey

Return Name and Address
Megan York
CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

Official Use Only

INSTRUMENT NUMBER
2024016285
RECORDED ON
May 21, 2024
10:34:28 AM
BOOK: 04712
PAGE: 169
Total Pages: 6

NJ PRESERVATION ACCOUNT \$35.00
RECORDING FEES - RECORDER OF DEEDS \$55.00
HOMELESSNESS TRUST FUND - CODE BLUE INITIATIVE \$2.00
HOMELESSNESS TRUST FUND \$3.00
TOTAL PAID \$65.00
INV: 1592531

Submitting Company	Friend & Wenzel, LLC		
Document Type	Deed Restriction		
Document Date (mm/dd/yyyy)	11/02/2023		
No. of Pages of the Original Signed Document (Including the cover sheet)	6		
Consideration Amount (If applicable)			
Official Use Only			

First Party
(Grantor or Mortgagor or Assignee)
(Enter up to five names)

Name(s) (Last Name First Name Middle Initial Suffix) (or Company Name as written)
Township of Little Falls
CGP&H, LLC

Address (Optional)

Second Party
(Grantee or Mortgagee or Assignee)
(Enter up to five names)

Name(s) (Last Name First Name Middle Initial Suffix) (or Company Name as written)
Accurate JMF Urban Renewal, LLC

Address (Optional)

Parcel Information
(Enter up to three entries)

Municipality	Block	Lot	Qualifier	Property Address
Little Falls	77	3.01		405 Main Street

Reference Information
(Enter up to three entries)

Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.
DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF PASSAIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

After Recording Return To:

Prepared by: Megan York

Megan York
CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

Deed Restriction

THIS DEED RESTRICTION, entered into as of this the 2d day of November, 2023, by and between CGP&H, LLC, with offices at 1249 South River Road, Suite 301, Cranbury, NJ 08512-3633 ("Administrative Agent"), or its successor, acting on behalf of the Township of Little Falls, with offices at 225 Main Street, Little Falls, NJ 07424, and Accurate JMF Urban Renewal LLC whose mailing address is 32 Cross Street, Suite 301 Lakewood NJ 08701, the developer/sponsor (the "Owner") of a residential low- or moderate-income rental project (the "Project"):

WITNESSETH

Article 1. Consideration

In consideration of benefits and/or right to develop received by the Owner from the Municipality regarding this rental Project, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed restriction, with respect to the land and improvements more specifically described in Article 2, hereof (the Property).

Article 2. Description of Property

The Property consists of the land, and a portion of the improvements thereon, that is located in the municipality of the Township of Little Falls, County of Passaic, State of New Jersey, and described more specifically as Block No. 77, Lot 3.01, and known by the street address 405 Main Street Little Falls, New Jersey.

There shall be 43 affordable housing units (the "Restricted Units"), of which six (6) shall be very low income units (affordable to households making 30 percent or less of median income in the housing region, as defined in the New Jersey Fair Housing Act), 17 low income units, and 20 moderate income units. Of the 43 affordable housing units, nine shall be 1-bedroom units, 25 shall be 2-bedroom units, and 9 shall be 3-bedroom units.

More specifically, the 43 Restricted Units designated by unit number, bedroom size, and income restriction are listed below:

Apt 110, 2-bedroom, Moderate Income
Apt 128, 2-bedroom, Moderate Income
Apt 129, 1-bedroom, Low Income
Apt 134, 2-bedroom, Low Income
Apt 135, 2-bedroom, Very Low Income
Apt 136, 3-bedroom, Low Income
Apt 137, 2-bedroom, Low Income

Apt 139, 2-bedroom, Moderate Income
Apt 142, studio, Very Low Income
Apt 144, studio, Moderate Income
Apt 202, 3-bedroom, Moderate Income
Apt 214, 2-bedroom, Low Income
Apt 232, 3-bedroom, Very Low Income
Apt 233, 2-bedroom, Low Income
Apt 238, 2-bedroom, Moderate Income
Apt 239, 2-bedroom, Moderate Income
Apt 240, 3-bedroom, Low Income
Apt 241, 2-bedroom, Very Low Income
Apt 243, 2-bedroom, Moderate Income
Apt 247, studio, Low Income
Apt 248, studio, Moderate Income
Apt 302, 3-bedroom, Low Income
Apt 315, 2-bedroom, Moderate Income
Apt 333, 3-bedroom, Moderate Income
Apt 334, 2-bedroom, Low Income
Apt 339, 2-bedroom, Moderate Income
Apt 340, 2-bedroom, Moderate Income
Apt 341, 3-bedroom, Moderate Income
Apt 342, 2-bedroom, Low Income
Apt 344, 2-bedroom, Very Low Income
Apt 348, 1-bedroom, Moderate Income
Apt 349, 1-bedroom, Low Income
Apt 402, 3-bedroom, Low Income
Apt 428, 2-bedroom, Low Income
Apt 429, 2-bedroom, Low Income
Apt 430, 2-bedroom, Moderate Income
Apt 435, 2-bedroom, Moderate Income
Apt 436, 2-bedroom, Low Income
Apt 437, 3-bedroom, Moderate Income
Apt 438, 2-bedroom, Very Low Income
Apt 440, 2-bedroom, Moderate Income
Apt 443, 1-bedroom, Low Income
Apt 445, 1-bedroom, Moderate Income

Article 3. Affordable Housing Covenants

The following covenants (the "Covenants") shall run with the land for the period of time (the "Control Period"), determined separately with respect for each very low, low, or moderate income dwelling unit, commencing upon the date on which the first certified household occupies the very low, low, or moderate income unit, and shall expire as determined under the Uniform Controls, as defined below.

In accordance with N.J.A.C. 5:80-26.11, each Restricted Unit shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to release the

unit from such requirements. Prior to such a municipal election, a Restricted Unit must remain subject to the requirements of this subchapter for a period of at least 30 years.

- A. Occupancy and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq., the “Uniform Controls”).
- B. The Restricted Units shall be used solely for the purpose of providing dwelling units for very low, low, or moderate income households, and no commitment for any such very low, low, or moderate income dwelling unit shall be given or implied, without exception, to any person who has not been certified for that unit in writing by the Administrative Agent. So long as any very low, low, or moderate income dwelling unit remains within its Control Period, sale of the Property must be expressly subject to these Deed Restrictions, and deeds of conveyance must have these Deed Restrictions appended thereto. Following any sale of the Property, the Owner shall notify the Administrative Agent and the Municipality within five (5) days of the contact information for the new owner of the Property, and the name and contact information of the property manager..
- C. No improvements may be made to the Property that would affect the bedroom configuration of any of its very low, low, or moderate income dwelling units.
- D. The Owner shall notify the Administrative Agent and the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon Owner.
- E. The Owner shall notify the Administrative Agent and the Municipality within three (3) business days of the filing of any petition for protection from creditors or reorganization filed by or on behalf of the Owner.

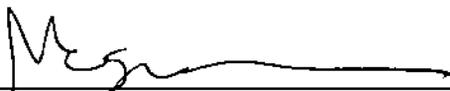
Article 4. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent, to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing.

- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including but not limited to recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those remedies provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, the Administrative Agent and the Owner have executed this Deed Restriction in triplicate as of the date first above written.

CGP&H, LLC

BY:  _____

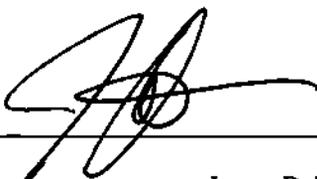
Megan York
Administrative Agent

ACCURATE JMF URBAN RENEWAL LLC

BY: _____ 

Yaakov Klugmann
Managing Member

APPROVED BY THE TOWNSHIP OF LITTLE FALLS

BY: _____ 

James Belford Damiano
Mayor

Little Falls Township
Fourth Round Housing Element and Fair Share Plan

January 23, 2026

Appendix C – Order and Settlement Agreement re: Manor at Little Falls LLC

IMO APPLICATION OF THE TOWNSHIP
OF LITTLE FALLS

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: CIVIL PART
PASSAIC COUNTY

DOCKET NO.: PAS-L-2438-15

Mount Laurel

ORDER

THIS MATTER having been opened to the Court jointly by the Court Appointed Adjudicator, Joseph Burgis PP, AICP (“Special Adjudicator”), the Township of Little Falls (“Township”), Fair Share Housing Center (“FSHC”), the Manor at Little Falls LLC (“Manor”), S&S at Little Falls LLC (“S&S at Little Falls”), and S&S at L&C LLC (S&S at L&C, collectively with the Manor and S&S at Little Fall, the “Developers”) (collectively, the “Parties”), for a Fairness Hearing approving the settlement agreement set forth below, a Compliance Hearing, and the approval of the addendum to the Township’s Housing Element and Fair Share Plan set forth below; the Court having scheduled such hearings for January 24, 2025; and the Township having published notice of such hearings in the Bergen Record and Herald News on December 23, 2024 and December 26, 2024;

WHEREAS, the Developers have received approvals from the Little Falls Planning Board (“Board”) to develop the properties located at 115 Main Street, Little Falls, New Jersey, 201 Route 23 South, Little Falls, New Jersey, and 215 Route 23 South, Little Falls, New Jersey (the “Properties” or the “Buildings”); and

WHEREAS, the Board approved, among other things, the construction of multifamily residential units at the Properties; and

WHEREAS, the Board’s approvals were conditioned that the Developer would address affordable housing with the court-appointed Special Adjudicator; and

WHEREAS, the Parties have worked in good faith to satisfy the Board’s conditions; and

WHEREAS, the Developers have provided the Parties with market study and feasibility reports prepared by the Otteau Group dated March 14, 2023 (“Otteau Reports”) for the Properties

WHEREAS, following a case management conference on June 11, 2024, the Township engaged NW Financial Group, LLC (“NW Financial”) to review the Otteau Reports; and it is further

WHEREAS, by letter dated August 12, 2024, NW Financial issued a report (“NW Financial Report”) affirming the findings contained in the Otteau Reports; and

WHEREAS, the Special Adjudicator, having reviewed the NW Financial Report and Otteau Reports, and the proposed settlement, issued a report dated November 14, 2024 (the “Burgis Report”) recommending lowering the affordable housing set aside at the Properties due to unique economic circumstances, further recommending a \$200,000 contribution to the Township’s affordable housing trust fund, and finding that the settlement including the foregoing terms is fair and reasonable to the protected class and enhances the provision of unmet need affordable housing units; and it is further

WHEREAS, the Planning Board conducted a public hearing on December 5, 2024, and adopted a resolution agreeing to comply with and endorsing the recommendations of the Burgis Report including lowering of the number of affordable units at the Properties; and

WHEREAS, the Parties, having reviewed the NW Financial Report and Otteau Reports, and the Burgis Report, have each agreed to lowering the affordable housing set aside at the Properties, a contribution to the Township’s affordable housing trust fund, as well as the proposed settlement and settlement agreement ; and

WHEREAS, the material terms of the settlement agreement (“Settlement Agreement”) are as follows:

- a. All affordable units for the Properties shall be located at 115 Main; and
- b. The Developer shall provide ten (10) affordable housing units at 115 Main with the following unit breakdown: one (1) bedroom, six (6) two bedrooms, and three (3) three bedrooms; and
- c. Within sixty (60) days of the Court approving this settlement, the Developer will make a one-time payment of \$200,000.00 to the affordable housing trust fund of the Township; and

WHEREAS, the Township prepared Addendum #1 to its Housing Element and Fair Share Plan dated January 16, 2025 (“HEFSP”) which amends the HEFSP adopted February 2, 2017 as well as the Township’s compliance mechanisms and credits to reflect the proposed settlement and set aside of affordable housing units at the Properties, specifically 115 Main; and

WHEREAS, on January 24, 2025, the Court held a Fairness and Compliance Hearing (the “Hearing”), with all Parties present, to review the terms of (1) the proposed Settlement Agreement between the Developers and the Township annexed and well as (2) Addendum #1 to its Housing and Fair Share Plan; and

WHEREAS, the Court having heard and considered testimony by the Township’s Planner, John Barree, P.P., and the Special Adjudicator; having reviewed the NW Financial Report, Otteau Reports, the Burgis Report, the Settlement Agreement, the proofs submitted at the Hearing, and the positions and the papers by all Parties,

WHEREAS, the Court having provided an oral decision on the record which is incorporated herein by reference, and the Court being of the view that the Order should be entered; and for good cause shown:

IT IS on this 7th day of February, 2025,

ORDERED the notice published by the Township in the Bergen Record and Herald News on December 23, 2024 and December 26, 2024 was adequate and appropriate for the hearings to take place; and

ORDERED that the Court hereby approves the Settlement Agreement, approves the lowering of the set aside for the Properties, finds that the Settlement Agreement settlement is fair and reasonable to the protected class and enhances the provision of unmet need affordable housing units, and finds that the foregoing was subject to extensive negotiation between and among the Parties; and

ORDERED all terms and conditions in the Settlement Agreement shall be adhered to, and all such terms and conditions are hereby incorporated to the extent not inconsistent with the within Order; and

ORDERED that the Addendum #1 to its HEFSP dated January 16, 2025, is hereby approved subject to approval and adoption by the Planning Board of the Township; and

ORDERED the Township and the Developer shall comply with the conditions set forth on pages 4 and 5 of the Special Adjudicator's Report as modified herein:

1. The Developer shall make its \$200,000 contribution to the Township's affordable housing trust fund withing sixty (60) days of the entry of the within Order;
2. The Township shall cause its Planning Board to hold a hearing to consider the approval of Addendum #1 to its HEFSP withing sixty (60) days of the entry of the within Order;
3. Certificates of Occupancy covering the Buildings, including the affordable units and the market rate units, will be provided to the Special Adjudicator immediately upon issuance; the CO's should identify to the extent practicable which units are deed restricted for occupancy by low and moderate income households; in the event that there is a delay in the issuance of the CO's unanticipated by and outside the control of the Parties, the Parties shall promptly update the Special Adjudicator as to same;

ORDERED that the Township continues to be entitled to immunity from Builder's Remedy actions under its Third Round (2015-2025) obligations and nothing in this Order shall waive, amend or disturb any prior Fairness and Compliance orders issued to the Township.

ORDERED that the oral findings and decision of this Court set forth on the record on January 24, 2025 shall be and the same are hereby incorporated herein as if set forth at length.

ORDERED that a copy of the within Order shall be served on all parties via eCourts or as otherwise directed by the Court. A copy of the within Order shall be served on the Special Master by electronic mail.

/s/ Darren J. Del Sardo

HON. DARREN J. DEL SARDO, P.J.CV.

SETTLEMENT AGREEMENT AND RELEASE

This Settlement and Release Agreement (“Agreement”) is made and entered into as of _____ day of February 2025, by and between the Township of Little Falls (the “Township”), the Manor at Little Falls LLC (“Manor”), S&S at Little Falls LLC (“S&S at Little Falls”), and S&S at L&C LLC (S&S at L&C, collectively with the Manor and S&S at Little Fall, the “Developer”) (collectively, the “Parties”).

W I T N E S S E T H

WHEREAS, the Developers have received approvals from the Little Falls Planning Board (“Board”) to develop the properties located at 115 Main Street, 10-12 Warren Street, Little Falls, New Jersey (“115 Main Street”), 215 Route 23 South, Little Falls, New Jersey (“215 Route 23 South”), 201 Newark Pompton Turnpike, Little Falls, New Jersey (“201 Pompton”, collectively with 115 Main and 215 Route 23 South, the “Properties”);

WHEREAS, each approval was conditioned that the Developer would address affordable housing with the court-appointed Special Adjudicator, Joseph Burgis PP, AICP (“Special Adjudicator”);

WHEREAS, receiving approvals for the Properties, the Township, and the Developer, have extensively met and conferred regarding the affordable housing obligations of the Developer;

WHEREAS, due to construction challenges associated with the Properties, the Special Adjudicator recommended that the Developer provided the Parties with market study and feasibility reports;

WHEREAS, the Developer retained Otteau Group to prepare the market study and feasibility reports dated March 14, 2023 (“Otteau Reports”), for the Properties;

WHEREAS, the Otteau Reports recommended a reduction of affordable units to ten (10) cumulative residential units;

WHEREAS, following a case management conference on June 11, 2024, before the Honorable Darren J. Del Sardo, P.J.Cv., the Special Adjudicator engaged NW Financial Group, LLC (“NW Financial”) to review the Otteau Reports;

WHEREAS, by letter dated August 12, 2024, NW Financial issued a report (“NW Financial Report”) affirming the findings contained in the Otteau Reports;

WHEREAS, Fair Share Housing Center (“FSHC”) has been involved in all negotiations of this resolution;

WHEREAS, the Parties, having reviewed the NW Financial Report and Otteau Reports, and the recommendations of the Special Adjudicator, have agreed to resolve all claims relating to the affordable housing obligations of the Properties;

NOW THEREFORE, in consideration of the mutual agreements and the other representations, warranties, covenants, and releases contained herein, the receipt and sufficiency which are hereby acknowledged, the Parties hereby agree as follows:

1. The above preamble is incorporated herein and made a part hereof.
2. Settlement Terms.
 - a. The Developer shall cumulatively provide ten (10) affordable housing units with the following unit breakdown: one (1) bedroom, six (6) two bedrooms, and three (3) three bedrooms.
 - b. All affordable units will be located at 115 Main.
 - c. The Developer shall coordinate with the Township to provide deed restrictions to memorialize the location of the affordable housing units.
 - d. Within thirty (30) days of the Court approving this settlement, the Developer will make a one-time payment of \$200,000.00 to the affordable housing trust fund of the Township.
3. Fairness and Completeness Hearing.
 - a. Prior to becoming effective, this Settlement Agreement must be approved by the Court following a fairness hearing as required by Morris Cty. Fair Hous. Council v. Boonton Twp., 197 N.J. Super. 359, 367-69 (Law Div. 1984), affd o.b., 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). The Special Adjudicator shall provide testimony regarding the need for the reduction in the affordable units. The Township shall present its planner as a witness at this hearing.
 - b. If an appeal is filed of the Court's approval or rejection of the Settlement Agreement, the Parties agree to defend the Agreement on appeal, including in proceedings before the Superior Court, Appellate Division and New Jersey Supreme Court, and to continue to implement the terms of the Settlement Agreement if the Agreement is approved before the trial court unless and until an appeal of the trial court's approval is successful at which point, the Parties reserve their right to rescind any action taken in anticipation of the trial court's approval. All Parties shall have an obligation to fulfill the intent and purpose of this Agreement
4. Releases. The Parties each hereby agree to fully, finally and completely release and forever discharge each other from any and all claims or cause(s) of action, known or unknown,

relating to the number and/or location of affordable units at the Properties, and any additional payment in lieu of additional affordable units at the Properties. The Parties do not release any other Party from any cause of action or damages or covenant not to sue arising out of a material breach of this Settlement Agreement.

5. Acknowledgement of Capacity. The Parties hereby represent that all of the facts set forth herein are true to his or her knowledge, information and belief and acknowledges that he, she or it has the capacity and authority to execute this Agreement.

6. Consent. The Parties hereby consent to the terms of this Agreement as described herein.

7. Waiver. The Parties hereby expressly waive any right they may have to any future affordable housing credit or payment from any Party not provided for in this Agreement.

8. Binding Effect. The warranties and representations made by the Parties in this Agreement shall survive its execution and are made with the intention and purpose that the Parties may act in reliance thereon. Those warranties and representations, and the releases given and agreements made herein, shall inure to the benefit of and bind the Parties and their respective heirs, legal representatives, successors, and assigns.

9. Agreement to Give Further Effect. Each of the Parties agrees that he or she will, at such reasonable time and reasonable place in the future, execute any documents, proper in form and content, required to give effect to the provisions of this Agreement. Such documents may not increase the responsibility or obligations of any of the undersigned beyond the scope of the agreements contained in the foregoing provision of this Agreement.

10. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the Parties in relation to its subject matter, supersedes and replaces all prior negotiations and all agreements between the Parties, if any, and may not be altered, amended, modified, superseded, cancelled, or terminated except by a writing duly executed by the Parties or their attorneys on their behalf. In making this Agreement, the Parties did not rely upon any statement or representation, oral or written, made by any other party to this Agreement with regard to any of the facts involved in any dispute or possible dispute between the Parties hereto, or with regard to any of their rights or asserted rights, or with regard to advisability of making and executing this Agreement. Each of the Parties expressly assumed the risk of any mistakes of fact, and it is the express intention of each of the Parties hereto to forever settle, adjust, and compromise all disputes pertaining to the subject matter of this Agreement, finally and forever, and without regard to who may or may not have been correct in their respective understandings of the facts or the law relating thereto.

11. Severability. The invalidity of any provision of the Agreement shall not affect the continuing enforceability of the remaining provisions.

12. Binding Effect. The Agreement shall be binding upon the Parties and their respective successors and assigns.

13. Consultation with Attorney. The Parties hereby acknowledge that they have each been advised to consult with an attorney of his or her choosing prior to executing this Agreement and that he or she has discussed this Agreement with his or her attorney at length and has carefully read and fully understands all of its provisions, and has had the opportunity to consider the contents hereof for a reasonable period of time, or has affirmatively chosen to execute this Agreement without consulting an attorney, and is entering into this Agreement voluntarily.

14. Governing Laws. The Parties agree that this Agreement shall be construed in accordance with, and governed by, the laws of the State of New Jersey and that the New Jersey Superior Court, Passaic County, Law Division, shall have exclusive jurisdiction over all suits regarding the enforcement of this Agreement and specifically submits to the jurisdiction of such Court.

15. Waiver of the Doctrine of *Contra Proferentem*. The Parties have cooperated in the drafting and preparation of this Agreement and in any construction to be made of this Agreement, there shall be no presumption that it should be construed against the interests of any party.

16. Headings. The headings in this Agreement are for the convenience of reference only and do not constitute a part of this Agreement and shall not be deemed to limit or affect any of the provisions hereof.

17. Counterparts. This Agreement may be signed in one or more counterparts and, when signed by any one of the parties, shall be effective and binding as to such party whether or not signed by any other party. For the purposes of this Agreement, facsimile or PDF signatures shall be deemed as original.

THE UNDERSIGNED HAVE READ THIS ENTIRE AGREEMENT CAREFULLY. THEY HAVE HAD SUFFICIENT TIME TO CONSULT WITH THEIR ATTORNEYS. THEY FULLY UNDERSTAND THE FINAL AND BINDING EFFECT OF THIS AGREEMENT. THE ONLY PROMISES MADE TO INDUCE THEM TO ENTER INTO THIS AGREEMENT ARE CONTAINED IN THE AGREEMENT. THE PARTIES ENTER INTO THIS AGREEMENT VOLUNTARILY AND HAVE NOT BEEN COERCED BY ANY INDIVIDUAL OR ENTITY TO ENTER INTO THIS AGREEMENT.

TOWNSHIP of LITTLE FALLS

By: 

Name: James Belford Damiano

Title: Mayor

Dated: 2/10/2025

MANOR at LITTLE FALLS LLC

By: 

Name: Skender Meka

Title: Managing Member

Dated: February 13, 2025

S&S at LITTLE FALLS LLC

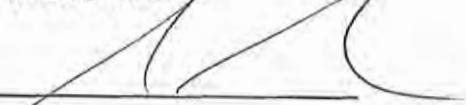
By: 

Name: Skender Meka

Title: Managing Member

Dated: February 13, 2025

S&S at L&C LLC

By: 

Name: Skender Meka

Title: Managing Member

Dated: February 13, 2025

Little Falls Township
Fourth Round Housing Element and Fair Share Plan

January 23, 2026

**Appendix D – Manor at Little Falls Block 97, Lots 5, 9, 9.01, and 11 Deed Restriction – 10
Units**



CGP&H

Community Grants, Planning & Housing
Good People. Great Results. Since 1993.

1249 South River Road, Suite 301
Cranbury, NJ 08512
www.cgph.net 609 664 2769 Fax: 609 664 2786

February 24, 2025

Township of Little Falls
Attn: Cynthia Kraus
225 Main Street
Little Falls, NJ 07424

RE: Deed Restrictions for Affordable Units at Manor at Little Falls

Dear Cynthia Kraus,

Enclosed is one signed and notarized copy of the deed restriction for the affordable units at Manor at Little Falls.

Kindly coordinate the execution by the Mayor and have the deed restriction recorded with the County.

If you need any additional information, please call Matt DiLauri at (609) 664-2769 ext. 58 or email him at MDilauri@cgph.net.

Sincerely,
Nicole Pacicca

CGP&H, LLC

Enclosures

After Recording Return To:

Prepared by: Matthew DiLauri

Matthew DiLauri
CGP&H
1249 South River Road, Suite 301
Cranbury, New Jersey 08512-3633

Deed Restriction

THIS DEED RESTRICTION, entered into as of this the 17 day of February 2025, by and between CGP&H with offices at 1249 South River Road, Suite 301, Cranbury, New Jersey 08512-3633 ("Administrative Agent"), or its successor, acting on behalf of the Township of Little Falls (the "Municipality") with offices at 225 Main Street., Little Falls, New Jersey 07424 and The Manor at Little Falls, LLC a New Jersey Limited Liability Company whose mailing address is 57 East Centre Street, Building 3, Unit 1, Nutley, New Jersey 07110, the developer/sponsor (the "Owner") of a residential rental project in which certain units will be restricted for occupancy by low- or moderate-income households (the "Project"):

WITNESSETH

Article 1. Consideration

In consideration of benefits and/or right to develop received by the Owner from the Municipality regarding this rental Project, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed Restriction, with respect to the land and improvements more specifically described in Article 2, hereof (the "Property").

Article 2. Description of Property

The Property consists of the land, and a portion of the improvements thereon, that is located in the municipality of the Township of Little Falls, County of Passaic, State of New Jersey, and described more specifically as Block 97, Lots 5, 9, 9.01, & 11 and known by the street address 115 Main and 10-12 Warren Street, Little Falls, New Jersey.

Within the Project, there shall be ten (10) affordable housing units, of which two (2) shall be very low income units (affordable to households making 30 percent or less of median income in the housing region, as defined in the New Jersey Fair Housing Act), three (3) low income units, and five (5) moderate income units.

Of the 10 affordable housing units, one (1) shall be 1-bedroom units, six (6) shall be 2-bedroom units, and three (3) shall be 3-bedroom units.

More specifically, the 10 units designated by unit number, bedroom size, and income restriction are listed below (collectively, the "Units"):

1. 115 Main Street, Unit 201 – 2 Bedroom – Low Income
2. 115 Main Street, Unit 204 – 3 Bedroom – Very Low Income
3. 115 Main Street, Unit 303 – 2 Bedroom – Moderate Income
4. 115 Main Street, Unit 304 – 2 Bedroom – Very Low Income

5. 115 Main Street, Unit 305 – 2 Bedroom – Moderate Income
6. 115 Main Street, Unit 307 – 2 Bedroom – Low Income
7. 115 Main Street, Unit 316 – 3 Bedroom – Moderate Income
8. 115 Main Street, Unit 407 – 2 Bedroom – Moderate Income
9. 115 Main Street, Unit 416 – 3 Bedroom – Low Income
10. 115 Main Street, Unit 423 – 1 Bedroom – Moderate Income

Article 3. Affordable Housing Covenants

The following covenants (the “Covenants”) shall run with the land for the period of time (the “Control Period”), determined separately with respect for each very low, low, or moderate income dwelling unit, commencing upon the date on which the first certified household occupies the very low, low, or moderate income unit, and shall expire as determined under the Uniform Controls, as defined below.

In accordance with N.J.A.C. 5:80-26.11, each restricted unit shall remain subject to the requirements of this subchapter, the “Control Period,” until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years.

- A. Sale and occupancy of the Units is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq., the “Uniform Controls”).
- B. The Units shall be used solely for the purpose of providing dwelling units for very low, low, or moderate income households, and no commitment for any such very low, low, or moderate income dwelling unit shall be given or implied, without exception, to any person who has not been certified for that Unit in writing by the Administrative Agent. So long as any very low, low, or moderate income dwelling unit remains within its Control Period, sale of the Property must be expressly subject to these Deed Restrictions, deeds of conveyance must have these Deed Restrictions appended thereto, and no sale of the Property shall be lawful, unless approved in advance and in writing by the Administrative Agent and municipality.
- C. No improvements may be made to the Property that would affect the bedroom configuration of any of its very low, low, or moderate income dwelling units and any improvements to the very low, low, or moderate income dwelling units must be approved in advance and in writing by the Administrative Agent and municipality.
- D. The Owner shall notify the Administrative Agent and the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon Owner.
- E. The Owner shall notify the Administrative Agent and the Municipality within three (3) business days of the filing of any petition for protection from creditors or reorganization filed by or on behalf of the Owner.

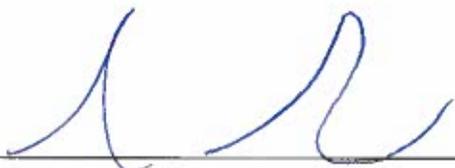
IN WITNESS WHEREOF, the Administrative Agent and the Owner have executed this Deed Restriction in triplicate as of the date first above written.

CGP&H

BY:  _____

Matthew DiLauri
Administrative Agent

MANOR AT LITTLE FALLS, LLC

BY:  _____

Skender Meka
Managing Member, Manor at Little Falls, LLC

APPROVED BY THE TOWNSHIP OF LITTLE FALLS

BY:  _____

James Belford Damiano
Mayor

ACKNOWLEDGEMENTS

STATE OF NEW JERSEY)
) SS.:
COUNTY OF Middlesex)

I CERTIFY that on this the 24th day of February, 2025, Matthew DiLauri personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Administrative Agent for the Township of Little Falls, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

Stephanie Rubin

NOTARY PUBLIC

STEPHANIE C. RUBIN
Commission # 50098692
Notary Public, State of New Jersey
My Commission Expires
February 12, 2029

STATE OF NEW JERSEY)
) SS.:
COUNTY OF ESSEX)

I CERTIFY that on this the 17 day of February, 2025, Skender Meka personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as manager of Manor at Little Falls, LLC, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

Cassandra Veeasman

NOTARY PUBLIC

CASSANDRA VEEASMAN
NOTARY PUBLIC OF NEW JERSEY
Commission # 2454384
My Commission Expires 2/21/2026

STATE OF NEW JERSEY)
) SS.:
COUNTY OF)

I CERTIFY that on this the 21 day of May, 2025 James Belford Damiano personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Mayor of the Township of Little Falls the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

Donald Warnet

NOTARY PUBLIC

DONALD WARNET
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 01/17/2030
COMMISSION: #0050229427

Little Falls Township
Fourth Round Housing Element and Fair Share Plan

January 23, 2026

Appendix E – Fourth Round Declaratory Judgement Action and Council Resolution

- 4) Through this DJ Action, Little Falls seeks the following relief in relation to its Fourth Round (2025-2035) affordable housing obligation:
- a. to secure the jurisdiction of the Affordable Housing Alternative Dispute Resolution Program (the “*Program*”) pursuant to P.L. 2024, c.2 (“*Act*”) and the Court, pursuant to Directive #14-24;
 - b. to have the Program and the Court approve the Township of Little Falls’s Present and Prospective affordable housing obligations as set forth in the binding resolution adopted by the Township, annexed hereto as **Exhibit 1**;
 - c. to have the Program and the Court approve a HEFSP to be adopted by the Planning Board and endorsed by the Township Council and issue a conditional or unconditional “Compliance Certification” pursuant to the Act or other similar declaration;
 - d. to the extent it is not automatically granted pursuant to the Act, through the filing of this DJ Action and binding resolution, to have the Program and the Court confirm Little Falls’s immunity from all exclusionary zoning litigation , including builder’s remedy lawsuits, during the pendency of the process outlined in the Act and for the duration of Fourth Round, *i.e.*, through June 30, 2035; and
 - e. to have the Program and the Court take such other actions and grant such other relief as may be appropriate to ensure that the Township receive and obtain all protections as afforded to it in complying with the requirements of the Act, including, without limitation, all immunities and presumptions of validity necessary to satisfy its affordable housing obligations voluntarily without having to endure the expense and burdens of unnecessary third-party litigation.

COUNT I

ESTABLISHMENT OF JURISDICTION UNDER P.L.2024, C.2

- 5) The Township of Little Falls repeats, realleges, and incorporates by reference each and every allegation set forth in the preceding paragraphs of this DJ Action as though fully set forth herein at length.
- 6) The Act represents a revision of the Fair Housing Act of 1985, N.J.S.A. 52:27D- 301 *et seq.*
- 7) Among other things, the Act abolished the Council on Affordable Housing (hereinafter, “*COAH*”), and replaced it with seven retired, on recall judges designated as the Program. Among other things, the Act authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, “*Director*” and “*AOC*”) to create a framework to process applications for a compliance certification.

- 8) On or about December 13, 2024, the Director issued Directive #14-24, which among other things, required municipalities seeking compliance certification to file an action in the form of a declaratory judgment complaint and Civil Case Information Statement in the County in which the municipality is located within 48 hours after the municipality's adoption of a binding resolution as authorized under the Act and attach a copy of said binding resolution to the DJ Action.
- 9) On or about January 27, 2025, the Township adopted a binding resolution establishing its present and prospective affordable housing obligations within the statutory window of time set forth in the Act and in accordance with the methodology and formula set forth in the Act, a copy of which resolution is annexed hereto as **EXHIBIT 1**.
- 10) Based on the foregoing, the Township has established the jurisdiction of the Program and the Court in regard to this DJ Action for a compliance certification as set forth hereinafter.

WHEREFORE, the Township of Little Falls seeks a declaratory judgment for the following relief:

- a. Declaring that the Township has established jurisdiction for the Program and the Court to confirm its present and prospective affordable housing needs as set forth in the binding resolution attached as **EXHIBIT 1** to this DJ Action or to adjust such determination consistent with the Act;
- b. Declaring the present and prospective affordable housing obligations of the Township under the Act;
- c. Declaring the approval of the Township's HEFSP subsequent to its adoption by the Planning Board and its endorsement by the Township Council, including, as appropriate and applicable, (i) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (ii) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (iii) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; (iv) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (v) an adjustment based upon any ruling in litigation involving affordable housing obligations; and/or (vi) any other applicable adjustment permitted in accordance with the Act and/or applicable regulations;
- d. Declaring that the Township continues to have immunity from all exclusionary zoning litigation and all litigation related to its affordable housing obligations as established under the Program;
- e. Declaring and issuing compliance certification and immunity from exclusionary zoning litigation in accordance with the Act and Directive #14-24 to the Township of Little Falls for the period beginning July 1, 2025 and ending June 30, 2035; and

- f. Declaring such other relief that the Program and Court deems just and proper within the parameters of the Act and applicable regulations.

COUNT II

DETERMINATION OF THE PRESENT AND PROSPECTIVE NEED OF THE TOWNSHIP OF LITTLE FALLS

- 11) The Township of Little Falls repeats, realleges, and incorporates by reference each and every allegation set forth in the preceding paragraphs of this DJ Action as though fully set forth herein at length.
- 12) The Act adopted the methodology to calculate every municipality's present and prospective need affordable housing obligation for the Fourth Round (2025-2035) and beyond.
- 13) The Act directed the Department of Community Affairs ("DCA") to apply the methodology and to render a non-binding calculation of each municipality's present and prospective affordable housing obligations to be contained in a report to be issued not later than October 20, 2024.
- 14) The DCA issued its report on October 18, 2024.
- 15) Pursuant to the October 18, 2024, report, the DCA's determination establishes a fair share obligation on municipalities based upon the regional need calculation without consideration of the availability of vacant land within the municipality and defines the Township's region as the Counties of Bergen, Hudson, Passaic, and Sussex, respectively.
- 16) Pursuant to the October 18, 2024, report, the DCA's Vacant Land Analysis identified multiple parcels within the Township that it deems to be "developable".
- 17) Pursuant to the October 18, 2024, report, the DCA calculated Little Falls's present and prospective affordable housing obligations as follows: 0 units for present need and 285 units for prospective need.
- 18) After a thorough review by Township officials and professionals, several parcels deemed by the DCA as "developable" were not realistically developable. Parcels covered lands set aside for public utilities (such as water reservoirs), public rights of way, and inaccessible locations. Additionally, parcels were undersized to allow development of residential character. Each of these parcels were excluded from the Township's revised calculations. These factors and calculations are more fully explained in the report attached to the resolution under Exhibit 1.
- 19) As a direct result of this revision, the Township's new prospective need number is 174 units. Present need is unaffected and remains at 0 units.

- 20) Pursuant to the Act, a municipality desiring to participate in the Program is obligated to adopt a “binding resolution” determining its present and prospective affordable housing obligations to which it will commit based upon the methodology set forth in the Act.
- 21) Little Falls seeks the approval of and confirmation by the Program and the Court of the Present and Prospective affordable housing obligations as set forth in the binding resolution annexed hereto and made a part hereof as **EXHIBIT 1** or the adjustment of those obligations consistent with the Act and the applicable DCA regulations.
- 22) Pursuant to the binding resolution, the Township of Little Falls reserves all rights to amend its affordable housing obligations in the event of a successful legal challenge, or legislative change, to the Act.
- 23) Pursuant to the binding resolution, Little Falls specifically reserves the right to seek and obtain:
 - a. The right to adjust its fair share obligation in the event that DCA issues any future adjustments or changes to either the fair share obligations that it reported on October 18, 2024, or the regulations thereof;
 - b. The right to adjust its fair share obligation in the event of any future legislation that adjusts the fair share obligations that DCA reported on October 18, 2024;
 - c. The right to adjust its fair share obligations based upon any ruling by a court of competent jurisdiction;
 - d. The right to adjust its fair share obligations in the event of a third-party challenge to the fair share obligations and the Township of Little Falls's response thereto; *and/or*
 - e. Any other applicable adjustment permitted in accordance with the Act and/or applicable DCA regulations.

WHEREFORE, the Township of Little Falls seeks a declaratory judgment for the following relief:

- a. Declaring that the Township has established jurisdiction for the Program and the Court to confirm its present and prospective affordable housing needs as set forth in the binding resolution attached as **EXHIBIT 1** to this DJ Action or to adjust such determination consistent with the Act;
- b. Declaring the present and prospective affordable housing obligations of the Township under the Act;
- c. Declaring the approval of the Township’s HEFSP subsequent to its adoption by the Planning Board and its endorsement by the Township Council, including, as

appropriate and applicable, (i) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (ii) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (iii) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; (iv) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (v) an adjustment based upon any ruling in litigation involving affordable housing obligations; and/or (vi) any other applicable adjustment permitted in accordance with the Act and/or applicable regulations;

- d. Declaring that the Township continues to have immunity from all exclusionary zoning litigation and all litigation related to its affordable housing obligations as established under the Program;
- e. Declaring and issuing compliance certification and immunity from exclusionary zoning litigation in accordance with the Act and Directive #14-24 to the Township of Little Falls for the period beginning July 1, 2025 and ending June 30, 2035; and
- f. Declaring such other relief that the Program and Court deems just and proper within the parameters of the Act and applicable regulations.

COUNT III

HOUSING ELEMENT AND FAIR SHARE PLAN

- 24) The Township of Little Falls repeats, realleges, and incorporates by reference each and every allegation set forth in the preceding paragraphs of this DJ Action as though fully set forth herein at length.
- 25) Pursuant to the Act, a Housing Element and Fair Share Plan (“*HEFSP*”) must be prepared, adopted by the Planning Board and endorsed by the municipality by June 30, 2025.
- 26) Little Falls hereby commits for its professionals to prepare the appropriate HEFSP to address its affordable housing obligations, as determined by the Program and the Court which HEFSP shall apply as appropriate, any applicable adjustments, including, without limitation, 1) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 2) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); 3) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; 4) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; 5) an adjustment based upon any ruling in litigation involving affordable housing obligations; and/or 6) any other applicable adjustment permitted in accordance with the Act and/or applicable DCA regulations.

WHEREFORE, the Township of Little Falls seeks a declaratory judgment for the following relief:

- a. Declaring that the Township has established jurisdiction for the Program and the Court to confirm its present and prospective affordable housing needs as set forth in the binding resolution attached as **EXHIBIT 1** to this DJ Action or to adjust such determination consistent with the Act;
- b. Declaring the present and prospective affordable housing obligations of the Township under the Act;
- c. Declaring the approval of the Township's HEFSP subsequent to its adoption by the Planning Board and its endorsement by the Township Council, including, as appropriate and applicable, (i) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (ii) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (iii) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; (iv) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (v) an adjustment based upon any ruling in litigation involving affordable housing obligations; and/or (vi) any other applicable adjustment permitted in accordance with the Act and/or applicable regulations;
- d. Declaring that the Township continues to have immunity from all exclusionary zoning litigation and all litigation related to its affordable housing obligations as established under the Program;
- e. Declaring and issuing compliance certification and immunity from exclusionary zoning litigation in accordance with the Act and Directive #14-24 to the Township of Little Falls for the period beginning July 1, 2025 and ending June 30, 2035; and
- f. Declaring such other relief that the Program and Court deems just and proper within the parameters of the Act and applicable regulations.

COUNT IV

CONFIRMATION OF IMMUNITY

- 27) The Township of Little Falls repeats, realleges, and incorporates by reference each and every allegation set forth in the preceding paragraphs of this DJ Action as though fully set forth herein at length.
- 28) Pursuant to the Act, a municipality that complies with the deadlines in the Act for both determining present and prospective affordable housing obligations affordable housing obligations and for adopting an appropriate HEFSP shall have immunity from exclusionary zoning litigation.

- 29) The Township of Little Falls has met the deadline for the adoption and filing of its binding resolution (and the filing of this DJ Action in accordance with Directive #14-24) not later than February 3, 2025, by adopting the binding resolution attached to this DJ Action as **EXHIBIT 1** and has committed to the adoption of its HEFSP by June 30, 2025.

WHEREFORE, the Township of Little Falls seeks a declaratory judgment for the following relief:

- a. Declaring that the Township has established jurisdiction for the Program and the Court to confirm its present and prospective affordable housing needs as set forth in the binding resolution attached as **EXHIBIT 1** to this DJ Action or to adjust such determination consistent with the Act;
- b. Declaring the present and prospective affordable housing obligations of the Township under the Act;
- c. Declaring the approval of the Township's HEFSP subsequent to its adoption by the Planning Board and its endorsement by the Township Council, including, as appropriate and applicable, (i) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (ii) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (iii) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; (iv) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (v) an adjustment based upon any ruling in litigation involving affordable housing obligations; and/or (vi) any other applicable adjustment permitted in accordance with the Act and/or applicable regulations;
- d. Declaring that the Township continues to have immunity from all exclusionary zoning litigation and all litigation related to its affordable housing obligations as established under the Program;
- e. Declaring and issuing compliance certification and immunity from exclusionary zoning litigation in accordance with the Act and Directive #14-24 to the Township of Little Falls for the period beginning July 1, 2025 and ending June 30, 2035; and
- f. Declaring such other relief that the Program and Court deems just and proper within the parameters of the Act and applicable regulations.

DESIGNATION OF TRIAL COUNSEL

Pursuant to R. 4:25-4, JOSEPH M. WENZEL, ESQ. is hereby designated as trial counsel on behalf of the Defendant, Township of Little Falls.

RULE 1:38-7 CERTIFICATION

I hereby certify that all confidential personal identifiers have been redacted and that subsequent papers submitted with the Court will not contain confidential personal identifiers in accordance with the provisions of R. 1:38-7.

RULE 4:5-1 CERTIFICATION

I hereby certify that, pursuant to R. 4:5-1: (1) the within matter in controversy is not the subject matter of any other action pending in any other court or arbitration proceeding; (2) no other action or arbitration proceeding is contemplated; and (3) no other necessary party to be joined in the subject litigation is presently known.

FRIEND & WENZEL, LLC

Joseph M. Wenzel

By: _____
Joseph M, Wenzel, Esq.

Dated: January 29, 2025

RESOLUTION [G] 25-01-27 - # 7

RESOLUTION OF THE TOWNSHIP OF LITTLE FALLS ADOPTING UNDER PROTEST THE TOWNSHIP'S AFFORDABLE HOUSING PRESENT AND PROSPECTIVE NEED OBLIGATIONS FOR THE PERIOD OF JULY 1, 2025 THRU JULY 1, 2035 IN ACCORDANCE WITH P.L. 2024 C.2, AND RESERVING ALL RIGHTS

WHEREAS, the Township of Little Falls, County of Passaic, State of New Jersey, (hereinafter "Township") has a demonstrated history of voluntary compliance with the Mount Laurel doctrine and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq.; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law, P.L. 2024, c.2, which among other things, amended various provisions of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. ("FHA" or "Amended FHA"), abolished the Council on Affordable Housing ("COAH") and established the Affordable Housing Dispute Resolution Program ("Program"); and

WHEREAS, P.L. 2024, c.2, sets forth that Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2035 ("Fourth Round" or "Round Four"); and

WHEREAS, pursuant to the Amended FHA at N.J.S.A. 52:27D-304.1(f)(1), a municipality is required to adopt a binding resolution containing a "determination of present and prospective fair share obligation" and submit to the jurisdiction of the Affordable Housing Dispute Resolution Program, in order to avoid the loss of immunity from exclusionary zoning litigation (formerly referred to as Builder's Remedy lawsuits) immediately thereafter; and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to provide an estimate of the present need, also referred to as the rehab obligation, and the Round Four prospective need of all municipalities by October 20, 2024, based upon the criteria on the Amended FHA; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the present need and the Round Four prospective need obligation for all municipalities based upon its interpretation of the standards in the Act; and

WHEREAS, the DCA Report calculates the Present Need (Rehabilitation) Obligation of the Township to be zero (0) and its Round 4 Prospective Need to be 285 units; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1e of the FHA, the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support revised calculations of Round Four fair share affordable housing obligations; and

WHEREAS, rather, pursuant to N.J.S.A. 52:27D-304.1 of the FHA, each municipality is required to determine its respective Fourth Round present and prospective need fair share obligations, and adopt a binding resolution describing the basis for the municipality's determination on or before January 31, 2025; and

WHEREAS, in accordance with P.L. 2024, c.2, each municipality shall determine its Fourth Round present and prospective need fair share obligations, with consideration of the calculations in the DCA Report, and in accordance with the formulas established in N.J.S.A. 52:27D 304.2 and -304.3 of the FHA using “necessary datasets that are updated to the greatest extent practicable”; and

WHEREAS, the Amended FHA further provides that “[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing (“COAH”) unless those regulations are contradicted by statute, including P.L. 2024, c2, or binding court decisions” (N.J.S.A. 52:27D-311 (m)); and

WHEREAS, the Township, through its professionals, has exercised its right to review the data and have carefully considered and analyzed the most up-to-date localized data pertaining to the Township, including amongst other verifiable data, local land use approvals, environmental constraints and other site specific information, construction permits, and MOD-IV data maintained and on file with the Township with regard to the land capacity and equalized non-residential valuation allocation factors; and

WHEREAS, more specifically, Heyer, Gruel & Associates has reviewed the data that the DCA used to compute the Land Capacity Allocation Factor; and

WHEREAS, the Township further notes that the link to the DCA GIS data that the DCA made available to municipalities include the following language: “The land areas identified in this dataset are based on the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developed land, within municipal and regional boundaries, that may accommodate development. **It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mapping as part of their participation in the Affordable Housing Dispute Resolution Program.**” (emphasis added)

WHEREAS, the Township accepted the DCA’s invitation to examine the data it used to compute this allocation factor and found that the DCA had indeed been over inclusive in the land it found to be developable; and

WHEREAS, more specifically, John Barree, PP, AICP of Heyer, Gruel & Associates finds that approximately 23.7 acres of land were identified by the DCA analysis that should be excluded from the Township’s Land Capacity Factor after consideration is given to the applicable preserved land, deed restrictions, environmental constraints and restrictions (including wetlands, wetland buffers, steep slopes, and floodways), land use board approvals, construction permit data, and MOD-IV data, amongst other localized data and updated verifiable information; and

WHEREAS, upon correcting the data used to determine the Land Capacity Factor, John Barree, PP, AICP has further independently calculated the Township’s Fourth Round Prospective Need affordable housing obligation based on the formulas, criteria, methodology and datasets required by sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and -304.3, and has arrived at a Fourth Round Prospective Need Obligation that accurately reflects the most up-to-date pertinent factual data specific to the Township and has determined the correct Round Four prospective need number is 174 units not 285 units; and

WHEREAS, the John Barree, PP, AICP has prepared a report setting forth this analysis, a summary of all relevant factors, and the basis for such conclusions, which are summarily incorporated by reference above and which is attached hereto as Exhibit “A”; and

WHEREAS, the Amended FHA provides that: “the municipality’s determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7” of the Act; and

WHEREAS, Township’s calculation of need is entitled to a “presumption of validity” because it complies with Sections 6 and 7 of the Act; and

WHEREAS, the Township, however, specifically reserves the right to adjust its Present Need and Prospective Need Obligations, including for any of the foregoing adjustments: 1) a Structural Conditions Survey or similar exterior survey which accounts for a lower resolution of present need; 2) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment (whether predicated upon lack of sewer or lack of water); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations; and

WHEREAS, in addition to the foregoing, the Township specifically reserves all rights to revoke this resolution and commitment in the event of: (1) a successful challenge to P.L. 2024, c.2 as a result of the pending litigation entitled: Borough of Montvale et al, v. State of New Jersey, et al., Docket No.: MER-L-1778-24; (2) any other successful challenge to P.L. 2024, c.2, or any directive or regulation adopted pursuant thereto; and/or (3) any subsequent legislative or regulatory enactment which alters or changes the deadlines, calculations, methodology and/or other requirements of P.L. 2024, c.2; and

WHEREAS, the Township further specifically reserves the right to take a position that its Round Four Present or Prospective Need Obligations are lower than described herein in the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

WHEREAS, in addition to the foregoing, nothing in P.L. 2024, c. 2 requires or can require an increase in the Township’s Round Four Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of P.L. 2024, c.2, is to establish, for example, unchallenged numbers by default as of March 1, 2025; and

WHEREAS, Township is a named plaintiff in that certain litigation captioned as Borough of Montvale v. State of New Jersey, Superior Court of New Jersey, Docket No. MER-L-1778-24 (“Litigation”), which among other things asserts constitutional and legal challenges to numerous provisions of the Amended FHA; and

WHEREAS, the actions contained in this Resolution are taken under protest and are intended to comply with the Amended FHA while Township continues to dispute its validity, such that Township does not waive any legal rights or claims that it possesses relating to the Amended FHA as set forth in the Lawsuit by virtue of the adoption of the instant Resolution and Township further reserves the right to alter its position contained in this Resolution based upon any rulings in the Litigation or in any other similar proceedings by a court of competent jurisdiction; and

WHEREAS, the Amended FHA requires municipalities to adopt a binding resolution no later than January 31, 2025, as to its obligations; and

WHEREAS, in light of the above, the Township finds that it is in its best interest to declare its obligations in accordance with this binding resolution in accordance with the Act; and

WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available no later in the week that followed; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the Act shall file an action in the form of a declaratory judgment complaint within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

WHEREAS, the Township seeks a certification of compliance with the Act and, therefore, directs its Township Attorney to file a declaratory relief action within 48 hours of the adoption of this resolution.

NOW, THEREFORE, BE IT RESOLVED on this 27th day of January 2025, by the Governing Body of the Township of Little Falls, County of Passaic, State of New Jersey, as follows:

1. The preamble of this resolution is incorporated into the operative clauses of this resolution as if set forth in full.

2. For the reasons set forth in this resolution and its attachments, the Township of Little Falls commits to a Round Four Present Need (“Rehabilitation”) Obligation of zero (0) units and a Round Four Prospective Need (“New Construction”) obligation of 174 units, as set forth in the Exhibit to this Resolution, subject to all reservations of all rights, which specifically include, without limitation, the following:

a) The right to adjust, modify, cancel, withdraw or revoke the Township’s commitment to its Fourth Round Present Need and/or Prospective Need Obligations, and/or to otherwise revoke, repeal, suspend, amend, or modify this Resolution should additional information or evidence become available or discoverable to the Township in the future;

b) The right to adjust the Township’s Present Need Obligation based on the results of a structural conditions survey;

c) The right to adjust the Township’s Present and/or Prospective Need Obligation based on lack of available vacant and developable land, sewer, water, and/or due to regional planning inputs, formulas or considerations, or any combination of the above;

d) All rights to revoke this Resolution in the event of a successful legal challenge to P.L. 2024, c.2, a legislative change to P.L. 2024, c. 2, or any successful challenge to any directive or regulation adopted pursuant to P.L. 2024, c.2, or any change or amendment to such directives or regulations;

e) All rights to take a position that the Township's Fourth Round Present and/or Prospective Need Obligation(s) are lower than described herein in the event that a third party challenges the calculations provided for or relied upon in this Resolution; and/or

f) All rights to take a position that the Township's Fourth Round Present and/or Prospective Need Obligation(s) is/are lower than described herein in the event a third-party claims the Township's Round Four Present and/or Prospective Need Obligations require an increase based on a reallocation or modification of the Regional present or prospective Need Obligations allegedly due from successful reduction of the allocated present and prospective need obligations assigned to another municipality in the Region.

3. The Township's calculation of Present and Prospective Need Obligations is/are entitled to a "presumption of validity" because the calculations comply with sections 6 and 7 of P.L. 2024, c.2.

4. In accordance with N.J.S.A. 52:27D-304.1, the Township hereby directs the Township Attorney to file an action with the Affordable Housing Dispute Resolution Program along with this Resolution and to take all necessary and proper steps to address any challenges to same by any interested parties.

5. The Township further commits to adopt its housing element and fair share plan pursuant to N.J.S.A. 52:27D-304.1f(2) based on this determination on or before June 30, 2025, and hereby further directs the Township officials to begin taking steps to prepare same.

6. A copy of this resolution, along with filing date of Township's action with the Program, shall be placed on the Township's website.

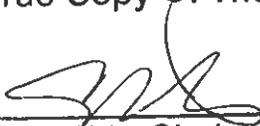
7. A copy of this resolution shall remain on file in the Township Clerk's office and available for public inspection.

8. This resolution shall take effect immediately, according to law.

APPROVED: January 27, 2025

cc: Township Attorney; Building Department; Finance Dept.

Certified To Be A
True Copy Of The Original


Township Clerk
Little Falls, N.J. 07424

**Memorandum**

Page 1 of 7

TO: Township of Little Falls Mayor and Council
Vincent Quatrone, Township Administrator

CC: Joseph Wenzel, Esq., Township Attorney

FROM: John Barree, PP, AICP, LEED Green Associate

RE: Land Capacity Factor Review - Fourth Round Obligation Calculations and Methodology in Accordance with P.L.2024, c.2

DATE: January 20, 2025

INTRODUCTION AND SUMMARY

On March 18, 2024, the affordable housing legislation known jointly as Senate Bill S50 and Assembly Bill A4 passed both houses of the legislature. Governor Murphy signed the bill (P.L.2024, c.2) into law on March 20, 2024, establishing a new methodology for determining municipalities' affordable housing obligations.

The New Jersey Department of Community Affairs ("DCA") subsequently released on October 20, 2024, a report outlining the Fourth Round (2025-2035) Fair Share methodology and its calculations of low- and moderate-income obligations for each of the State's municipalities. The report notes that the obligations were calculated in alignment with the formulas and criteria found in P.L.2024, c.2. The report details the process and the data that was utilized to carry out the DCA's calculations, with the intent of providing a reproduceable and transparent step-by-step record of the methodology applied.

According to the amended affordable housing legislation, every municipality in the State is responsible for adopting by resolution its Fourth Round obligation numbers by February 3, 2025. The purpose of this memo is to provide a high-level summary of the methodology utilized by the DCA to calculate these Fourth Round obligations and analyze the accuracy of the data utilized by DCA to determine if there is a justification to lower the Township's Fourth Round affordable housing prospective need before the governing body adopts the statutorily required resolution.

Although the DCA has released its calculations, each municipality is permitted to conduct their own obligation calculation, in accordance with the requirements set forth in P.L.2024, c.2. This memo sets forth an analysis of the obligation calculation for the Township of Little Falls. The conclusion is that approximately 23.7 acres of land were identified by the DCA analysis that should be excluded from the Township's Land Capacity Factor based on the methodology set forth by DCA. Removing the acreage from the Township's and Region's Land Capacity Factor decreases the Township's prospective need obligation from 285 units to 174 units.





DCA PROSPECTIVE NEED CALCULATION

"Prospective Need" is the number of affordable housing units that municipalities are obligated to plan for during the ten year period that runs from July 1, 2025 to June 30, 2035.

To calculate each municipality's Fourth Round Prospective Need, the DCA averaged the following three calculations to create an "average allocation factor":

Equalized Nonresidential Valuation Factor

This refers to the changes in nonresidential property valuations in a municipality that have occurred in the period between the beginning of the preceding round and the round currently being calculated. For the sake of calculating the Fourth Round obligation, this period begins in 1999.

The DCA calculated 1999 and 2023 equalized nonresidential valuations for each municipality, which were then (a) used to calculate the change that has occurred in this time period (b) aggregated at the Housing Region level. Each municipality's equalized nonresidential valuation change was then divided by the change at the Regional level to determine its Equalized Nonresidential Valuation Factor.

Income Capacity Factor

This refers to the extent of which a municipality's income level differs from that of the lowest-income municipality in its Housing Region, which is calculated as the average of two measures: (a) the municipal share of the regional sum of the differences between the median municipal household income and an income floor of \$100 below the lowest median household income in the Region; and (b) the municipal share described, weighted by the number of households in the municipality.

The DCA first calculated Housing Regional median household income floors by computing the lowest municipal median household income in each Housing Region and subtracting 100 from that number. Then the difference from the regional income floor was computed at the municipal level, by subtracting the Housing Region income floor from each municipality's median household income. These differences were then summed to produce aggregated income differences at the Housing Region level.

From these computations, the two measures described above were calculated: (a) each municipality's difference from the Housing Region income floor was divided by its Housing Region aggregated income differences to determine its share of Housing Region Income differences; and (b) each municipality's difference from the Housing Region income floor was multiplied by its number of households and then divided by its Housing Region aggregated income differences to



**Memorandum**

Page 3 of 7

determine its household-weighted income differences. Each municipality's (a) share of Housing Region income differences and (b) household-weighted income differences were aggregated at the Housing Region level and averaged to produce each municipality's Income Capacity Factor.

Land Capacity Factor

The total acreage of a municipality's land that is developable, (a) excluding non-vacant land and land subject to development limitations (i.e. steep slopes, wetlands, permanently preserved land, Category 1 waterways, and open water) and (b) assigning relative weights to the remaining vacant areas based on their State Planning Area and whether they falls within a special protection zone in the Highlands, Pinelands, or Meadowlands region. The municipal Land Capacity Factor is the municipality's share of the vacant land in the entire Housing Region. The vacant land allocated to each municipality is based on polygons derived from the DCA methodology. The polygons are not based on parcel boundaries and may result in shapes that do not actually lend themselves to development. They are meant to be a general accounting of "land capacity" in the municipality.

The DCA methodology utilized ArcGIS software, publicly available data sets, and relied on certain assumptions that may lead to over counting vacant land due to a lack of specific local information including, but not limited to, recent development and development approvals, easements or other development restrictions, and rights-of-way.

Next, each municipality's Fourth Round Prospective Need was calculated by multiplying each Housing Region's Prospective Need by each of its municipality's average allocation factors.

Finally, these numbers were adjusted in accordance with the Affordable Housing Law to ensure that no Prospective Need obligations exceed either 1,000 units or 20% of the municipality's total number of households.

Utilizing the methodology described above, the DCA calculated the following Fourth Round obligations for Little Falls Township:

DCA Fourth Round Obligations for Little Falls Township				
<i>Prospective Need</i>	<i>Equalized Nonresidential Valuation Factor</i>	<i>Land Capacity Factor</i>	<i>Income Capacity Factor</i>	<i>Average Allocation Factor</i>
285	0.65%	1.46%	0.97%	1.03%

HGA ANALYSIS OF THE LITTLE FALLS FOURTH ROUND PROSPECTIVE NEED OBLIGATION

NJDCA released an ArcGIS shapefile showing all the polygons throughout the state that it identified as contributing to the "Land Capacity Factor." HGA reviewed the results of the methodology to identify any





Memorandum

Page 4 of 7

polygons that should be excluded from the Township's land capacity based on the DCA methodology that may have been missed during the broader screen. The justification for excluding polygons identified by DCA is reviewed on a case-by-case basis and is generally based on specific local knowledge that was not captured by the broader statewide screening. The review of DCA's methodology considers whether the identified land capacity polygons are on property owned by utility companies and used for utility purposes, property located on developed portions of the Montclair State University campus, land on developed church properties, railway or road rights-of-way, and portions of properties that are part of developed sites, which in some instances extend into neighboring municipalities.

HGA did not undertake any separate analysis of non-residential valuation or income trends as these are objective measures; therefore, the DCA's calculations of the Township's Equalized Nonresidential Valuation Factor and Income Capacity Factor remain unchanged throughout this analysis.

POLYGONS TO BE REMOVED FROM LAND CAPACITY FACTOR ANALYSIS

After reviewing all the polygons outlined in the DCA Land Capacity Analysis Parcel Map, the following thirty-eight (38) polygons have been identified with justification for removal from the Township's Land Capacity Factor calculation. These polygons are outlined in the following paragraphs, and location maps for each polygon are included as Appendix A to this memorandum.

Polygons 1 and 2 – Block 89, Lot 6

Portions of Lot 6 in Block 89, which is owned by North Jersey District Water Supply Commission and used for utility purposes.

Polygon 3 – Block 129, Lot 7

Portion of Lot 7 in Block 129, owned by North Jersey District Water Supply Commission and used for utility purposes.

Polygon 4 - Block 194, Lot 3

This polygon is owned by NJDOT and is located within a jughandle on-ramp to Route 46.

Polygon 5 – Block 178, Lot 2

This polygon is a portion of the property developed with the Sacred Heart Armenian Catholic Church, coded 15D. The property is not vacant.

Polygons 6, 7, 8, 9, and 10 – Block 237, Lots 34.01, 35, 36, 37, 38, and 38.02

These polygons are mostly located on property owned by Montclair State University and New Jersey Educational Facilities Authority. These properties are coded 15C and are developed with the Village at Little



**Memorandum**

Page 5 of 7

Falls dormitories. The properties are not vacant. Polygon 10 extends onto Lot 34.01, which is in common ownership with Lot 27. Collectively lots 27 and 34.01 are developed with a single-family residence and yard area.

Polygon 11 – Block 251, Lots 7 and 8

Lot 7 is owned by the Passaic Valley Water Commission. Lot 8 is owned by the Township of Little Falls and contains an easement for water utility infrastructure. The polygon extends onto two properties that are used for water supply infrastructure.

Polygons 12, 13, and 14 – Block 251, Lots 12 and 12.01; Block 250, Lot 1

These polygons are located on properties owned by Montclair State University that are developed with athletic fields including Dioguardi Field (soccer, track, multi-purpose) and Yogi Berra Stadium and Museum.

Polygons 15 and 16 – Block 237, Lot 19

These polygons are on a property developed with the Hawk Crossing at Montclair State University dorms owned by the Montclair State University Trustees.

Polygon 17 – Block 237, Lots 12 and 19

This polygon is mostly on Lot 12, which is a commuter parking lot owned by the New Jersey Department of Treasury. A portion of the polygon extends onto neighboring Lot 19 developed with the Hawk Crossing dorms.

Polygons 18 and 19 – Block 234, Lots 1, 2, 3, and 8

These polygons are on properties owned by the New Jersey Department of Treasury. These lots are developed with commuter parking lots. Lot 1 is also developed with a communications tower. The properties are not vacant.

Polygon 20 – Block 250, Lots 1, 1.03, 1.05, and 3

This polygon is located on a private road on properties owned by Montclair State University and the NJ Department of Treasury. The polygon area is not vacant.

Polygon 21 – Block 250, Lots 4 and 5

This polygon is located on developed properties that are part of Montclair State University owned by New Jersey Educational Facilities Authority.



**Memorandum**

Page 6 of 7

Polygon 22 – Block 240.02, Lot 6

This polygon is on a property developed with a single-family residence. The municipal boundary with Cedar Grove runs through the property which comprises Block 261, Lot 29 in Cedar Grove and Block 240.02, Lot 6 in Little Falls.

Polygons 23, 24, 25, 26, 27, 28, and 29 – Block 235, Lot 1

These properties are all within Block 235, Lot 1, which is owned by the City of Newark Division of Water and Sewer Utilities. The lot is developed with the Cedar Grove Reservoir, which extends south into Cedar Grove Township.

Polygon 30 – Block 232.03, Lot 4.02

This polygon is located on property owned by the Transcontinental Gas Pipeline Company and is used for utility purposes; it is not vacant.

Polygon 31 – Block 156, Lot 8

Block 156 Lot 8 is in common ownership with Block 371, Lot 1 in Cedar Grove – the municipal boundary splits the property, which is developed with a manufacturing business and coded 4B (Industrial).

Polygon 32 – Block 148, Lot 42

Lot 42 is in common ownership with Lot 39, which is a landlocked parcel developed with a residential structure. The property is part of the yard area for the residence on Lot 39. Without Lot 42, Lot 39 is landlocked without frontage on a street.

Polygon 33 – Block 148, Lot 22

Lot 22 is in common ownership with Lot 2 and is part of the rear yard area associated with the residential structure on Lot 2. Lot 22 is landlocked and does not have frontage on a street without Lot 2.

Polygon 34 – Block 165, Lots 18 and 25

Lot 18 is owned by the North Jersey District Water Supply Commission. Lot 25 is developed with a single-family residence and yard area that extends onto Lot 24 as well.

Polygon 35 – Block 123, Lot 14

Lot 14 is owned by the North Jersey District Water Supply Commission and is used for utility purposes.

Polygons 36, 37, and 38 – Block 230, Lot 57

Lot 57 is in common ownership with adjacent Lot 25. The property contains a pond and yard area associated with the single-family residence on Lot 25, so it is not a stand-alone vacant parcel.



**Memorandum**

Page 7 of 7

CONCLUSION

The total acreage of the 38 polygons to be removed from the Township's Land Capacity Factor calculation amounts to approximately 23.73 acres. Subtracting this acreage from the available land in Little Falls and within Region 1 results in a reduction in Land Capacity Factor from 1.46% to 0.27%. The reduction in Land Capacity Factor reduces the Average Allocation Factor from 1.03% to 0.63%, which results in a reduction in Prospective Need Obligation from 285 units to 174 units.

Modified Fourth Round Obligations for Little Falls Township				
<i>Prospective Need</i>	<i>Equalized Nonresidential Valuation Factor</i>	<i>Land Capacity Factor</i>	<i>Income Capacity Factor</i>	<i>Average Allocation Factor</i>
174	0.65%	0.27%	0.97%	0.63%

Maps showing each of the polygons that are proposed to be removed from the Township's land capacity, along with supplemental property record information follow in the attached appendices.



Civil Case Information Statement

Case Details: PASSAIC | Civil Part Docket# L-000370-25

Case Caption: IN THE MATTER OF LITTLE FALLS TWP

Case Initiation Date: 01/29/2025

Attorney Name: JOSEPH MONAGHAN WENZEL

Firm Name: FRIEND & WENZEL LLC

Address: 975 CLIFTON AVE

CLIFTON NJ 07013

Phone: 9737794290

Name of Party: PETITIONER : Township of Little Falls

Name of Defendant's Primary Insurance Company

(if known): Unknown

Case Type: AFFORDABLE HOUSING

Document Type: Complaint

Jury Demand: NONE

Is this a professional malpractice case? NO

Related cases pending: NO

If yes, list docket numbers:

Do you anticipate adding any parties (arising out of same transaction or occurrence)? NO

Does this case involve claims related to COVID-19? NO

Are sexual abuse claims alleged by: Township of Little Falls? NO

THE INFORMATION PROVIDED ON THIS FORM CANNOT BE INTRODUCED INTO EVIDENCE

CASE CHARACTERISTICS FOR PURPOSES OF DETERMINING IF CASE IS APPROPRIATE FOR MEDIATION

Do parties have a current, past, or recurrent relationship? NO

If yes, is that relationship:

Does the statute governing this case provide for payment of fees by the losing party? NO

Use this space to alert the court to any special case characteristics that may warrant individual management or accelerated disposition:

Do you or your client need any disability accommodations? NO

If yes, please identify the requested accommodation:

Will an interpreter be needed? NO

If yes, for what language:

Please check off each applicable category: Putative Class Action? NO **Title 59?** NO **Consumer Fraud?** NO **Medical Debt Claim?** NO

I certify that confidential personal identifiers have been redacted from documents now submitted to the court, and will be redacted from all documents submitted in the future in accordance with *Rule* 1:38-7(b)

01/29/2025

Dated

/s/ JOSEPH MONAGHAN WENZEL

Signed

Little Falls Township
Fourth Round Housing Element and Fair Share Plan

January 23, 2026

**Appendix F – Order from the Affordable Housing Dispute Resolution Program Fixing
the Township’s Fourth Round Obligation**

PREPARED BY THE PROGRAM:

IN THE MATTER OF LITTLE FALLS TWP	Superior Court of New Jersey Law Division, Civil Part Docket No. PAS L 000370-25 DECISION & ORDER ON FAIR SHARE OBLIGATION
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THIS MATTER, having come before the Affordable Housing Dispute Resolution Program pursuant to a challenge/s filed by NEW JERSEY BUILDERS ASSOCIATION interested party/parties disputing the determination of present and prospective fair share obligation established by LITTLE FALLS TWP on 02/27/2025, and;

The Program, having considered the submissions of counsel representing the LITTLE FALLS TWP as well as any submissions filed thereto by interested parties NEW JERSEY BUILDERS ASSOCIATION hereby recommends an ORDER as follows:

- The municipality’s filing and the challenge filed by NEW JERSEY BUILDERS ASSOCIATION is decided in accordance with the Program Recommendation and Statement of Reasons.

Statement of Reasons:

See the attached Opinion of Program Member.

The Program:

/s/ Thomas Brogan, P.J.Cv (Ret.)

Dated: 04/14/2025

Mount Laurel Judge:

The Program's decision is accepted for the reasons set forth by the Program,

accepted for the reasons set forth below, rejected, accepted/rejected in part.

Findings of Fact and Conclusions of law (Rule 1:7-4(a)):

Having reviewed and considered the Program Member's Report and Recommendations, the Court hereby adopts in full the Report and Recommendations of the Program Member and accepts the same for the detailed findings and reasons set forth therein. As a result, the Municipality retains all the protections of the above-referenced amendments to the FHA, continues to retain immunity from exclusionary zoning litigation, and that the Program retains jurisdiction for the compliance phase in accordance with the statutory framework and AOC Directive #14-24.

/s/ DARREN J DELSARDO, P.J.CV.

Dated: 04/17/2025

PREPARED BY THE AFFORDABLE HOUSING DISPUTE RESOLUTION**PROGRAM:**

IMO the Application of the Township of Little Falls PAS-L-370-25

PRELIMINARY STATEMENT

The calculations that were reviewed and form the basis for this program member's recommendation do not include any regional need calculation that occurred in prior rounds. An omnibus argument made by virtually all the challengers/ objectors contend the municipality's calculation of the prospective need obligation must fail because all that was considered was the developable land in each municipality. This allocation or reallocation has no basis in the Fair Housing Act as amended in 2024.

OPINION

In advance of the fourth round of Mt. Laurel (2025-2031) the New Jersey legislature amended NJSA 52: 27D-301) on March 20, 2024. These recent amendments to the New Jersey Fair Housing Act (the Act) quantify each municipality's fourth round prospective need obligation. Each municipality then has the ability to calculate its own fourth round prospective need based on the methodology contained in the Act.

It is important to note that the Act as amended established that the regional need is assigned to municipalities based on regional shares of three factors:

1. The increase in nonresidential valuation.
2. An income factor; and
3. A land capacity factor.

For purposes of this recommendation the focus will solely be on the land capacity factor. Pursuant to the amended act, the DCA was tasked with calculating the land capacity factor as part of its calculation to arrive at a municipality's prospective need.

The DCA had the arduous task of determining the acreage of developable land for each municipality in the state. This was done by satellite GIS data and as acknowledged by the DCA not every site included in the land capacity factor should, could and must be developed. The DCA's calculations of the land capacity factor in a large share of the municipalities surveyed include far too much acreage. This is the precise reason the DCA's numbers for prospective need were not binding while the municipalities own determination of its land capacity forth and hence its prospective need obligation for the fourth round was given a presumption of validity.

As in essentially all the disputes between the municipalities and interested parties, whether they be Fair Share Housing Center, New Jersey Builders Association or individual objections, they all center on what the correct obligation for a municipality prospective need obligation is and subsumed within that sole

focus on the Land Capacity Factor that exists in a particular municipality. The higher the determination of the amount developable acreage within a municipality, the higher the prospective towns need obligation.

In the present matter the DCA using its latest data collector (GIS) satellite for developable acreage for Little Falls has concluded that there are 28.93 developable acres within the township. Little Falls through its planner does a very detailed survey of each parcel of land that was included as developable by the DCA. The township calculates the land it believes was over included by the DCA into 38 polygons. The report then goes on to enumerate the reasons for the exemptions for each polygon. After its analysis and reasoning the township calculates 23.73 acres should be removed from the DCA's calculation of developable acres, leaving a figure of 5.2 acres as what the actual amount of developable acres are within Little Falls. With this reduction the Land Capacity Factor is reduced to 0.27%, and using the statutorily required methodology, the township arrives at a prospective need number of 174 units.

The respondent in reliance of the DCA's methodology and number does not challenge the detailed analysis done by the township. It is for that reason and the detailed analysis of the township that the recommendation of this program member is that Little Falls prospective need number be set at 174 units.

Respectfully submitted by the Program:

By: /s/ Thomas Brogan, P.J.Cv (Ret.)

Hon. Thomas Brogan, P.J.Cv (Ret.)

Little Falls Township
Fourth Round Housing Element and Fair Share Plan

January 23, 2026

Appendix G – Vacant Land Adjustment

Vacant Land Adjustment

Township of Little Falls
Passaic County, New Jersey

May 23, 2025

Prepared By:



Heyer, Gruel & Associates
Community Planning Consultants
236 Broad Street, Red Bank, NJ 07701
(732) 741-2900

Vacant Land Adjustment

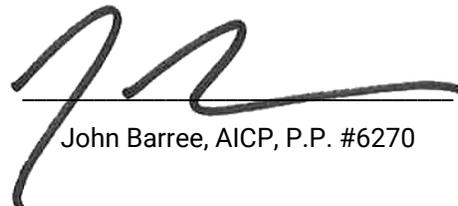
Township of Little Falls
Passaic County, New Jersey

May 23, 2025

Prepared By:

Heyer, Gruel & Associates
Community Planning Consultants
236 Broad Street, Red Bank, NJ 07701
(732) 741-2900

The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12



John Barree, AICP, P.P. #6270

Table of Contents

EXECUTIVE SUMMARY	4
VACANT LAND ANALYSIS	4
DETERMINING PROPERTIES FOR CONSIDERATION.....	4
ASSESSING DEVELOPABILITY.....	5
ANALYZING LOT SIZE	5
THIRD ROUND RDP.....	5
VLA FINDINGS AND CONCLUSIONS	7
Class 1 – Vacant Parcels Analyzed.....	12
Class 15C – Publicly Owned Parcels Analyzed	18
Class 15D – Church and Charitable Properties Analyzed.....	27
Class 15F – Other Exempt Properties Analyzed.....	28

EXECUTIVE SUMMARY

The New Jersey Fair Housing Act, at N.J.S.A 52:27D-307(c)(2), provides for an adjustment to the present and prospective fair share obligation of a municipality based on available vacant and developable land, infrastructure considerations, or historic factors.

The Township has undertaken Vacant Land Adjustments (VLA) in each housing round. The Prior Round VLA identified a Realistic Development Potential (RDP) of 10 units, which was affirmed by COAH in its grant of substantive certification to the Township's Housing Element and Fair Share Plan. The most recent VLA conducted for the Third Round HEFSP in 2017 identified seven potentially developable parcels with an RDP of 13 units.

This report reviews the conditions identified in the Third Round and inventories the vacant land in Little Falls that may be used to determine the Township's Realistic Development Potential (RDP) to provide its fair share of low- and moderate-income housing. This report follows the procedure for conducting a VLA as detailed in N.S.J.A. 5:97-5.2.

This 2025 analysis identifies two properties that were not vacant at the time of the 2017 VLA that generate a Fourth Round RDP of 3 units. All other potentially vacant land within the Township is either heavily environmentally constrained, preserved as open and recreational space, already developed for legitimate uses like the hosting of utility infrastructure, subject to recent site plan approvals, or was applied toward the Third Round RDP calculation.

VACANT LAND ANALYSIS

A vacant land analysis, or VLA, is a process by which an initial list of potentially developable properties is curated. Then, through a series of investigatory steps outlined in N.S.J.A. 5:97, properties that are revealed to be undevelopable are removed from said list. The final product is a list of the remaining lots that evaded disqualification. These lots are then used to calculate a municipality's RDP.

DETERMINING PROPERTIES FOR CONSIDERATION

The analysis began by mapping all of the various land use categories within the Township using the most recently available MODIV Tax Assessment database (2024). The database contained property class data for most parcels, but for those missing their classification, online tax records were used to fill in the blanks. This property class data was then translated into land use categories.

While the procedure detailed in N.S.J.A. 5:97-5.2 requires that single-family, two- to four-family, and other multi-family land uses be mapped as separate categories, the data provided by MODIV does not precisely break down into these categories. Rather, any land categorized as Residential (2) is considered to be one to four family uses, while any land categorized as Apartments (4C) is considered to be other multi-family uses.

The vacant land analysis then identified lots belonging to 4 types of property classes: vacant land (1), public property (15C), Church & Charitable Property (15D), Other Exempt Property (15F). Properties classified as Regular Farmland (3A) and Qualified Farmland (3B) were not examined as part of this analysis since the Township does not have any property of these classifications. The lots belonging to these four property classes were put through the analysis described in the following paragraphs to determine developability.

ASSESSING DEVELOPABILITY

Pursuant to N.J.A.C. 5:97-5.2, parcels may be removed from consideration if they are permanently preserved as open space through the New Jersey Green Acres program, deed restriction, or conversation easement. Parcels may also be removed if they are listed on the State or National Register of Historic Places. As such, the parcels which met these criteria were removed

Pursuant to N.J.A.C. 5:97-5.2, environmentally constrained lands may be removed from consideration. Environmentally constrained lands include those lands: located in or within 50' of wetlands, flood hazard constraints, located in or within 300' of Category 1 waterways, and with a 15% slope or steeper. Each property was evaluated to determine which, if any, environmental constraints were present, and how much of the property was constrained. The portion of each property not impacted by environmental constraints was calculated to determine "developable acreage".

ANALYZING LOT SIZE

After determining each eligible lot's developable acreage, that acreage is assessed for adequate sizing. Per the procedure outlined in the Second and Third Round COAH substantive rules, which are still in effect for this purpose, developable lands are presumed to have a minimum density standard of 6 units per acre and a minimum affordable unit set aside of 20%. Some of the Township's residential zones permit densities greater than 6 units per acre. The analysis of lot size was conducted using 6 units per acre as a baseline and then applying the permitted higher densities where applicable. Parcels with lot areas not able to generate at least 5 units based on the applicable densities were excluded from potentially developable land.

One exception to the lot sizing disqualification is when properties sharing a border are owned by the same entity. In these cases, the lots are treated as a single property. To the extent available, online tax record data was used to investigate side-by-side lots for common ownership. Once common ownership was factored in, any of the remaining parcels that were determined to have an inadequate lot size were removed.

THIRD ROUND RDP

Lots that were used to determine a municipality's Third Round Realistic Development Potential (RDP) cannot be reapplied to calculate their Fourth Round RDP unless a change in condition has caused the site's RDP to increase. None of the sites put towards the Little Falls Third Round RDP have had changed circumstances that would increase their RDP for purposes of the Fourth Round calculation.

In response to the Mount Laurel IV decision, the Township filed a declaratory judgment (DJ Action) action with the New Jersey Superior Court on July 7, 2015 seeking to declare its HEFSP constitutionally compliant and seeking protection and repose against exclusionary zoning litigation for a ten year period. As was the case with many municipal DJ Actions, the Fair Share Housing Center intervened on behalf of the interests of low- and moderate-income individuals. The Township and FSHC reached a settlement agreement regarding the Third Round plan. On December 22, 2016 Honorable Thomas F. Brogan issued an order granting approval of the Township's settlement agreement with Fair Share Housing Center (FSHC) and judgment of compliance and repose regarding the Township's HEFSP. The Little Falls Planning Board adopted the Third Round HEFSP on February 2, 2017. The 2017 HEFSP also utilized a VLA to adjust the Township's obligation.

Little Falls calculated a Third Round RDP of 13 affordable units based on the sites identified below:

Site	Block	Lot	Street Address	Developable Acreage	RDP
1	233	23	108 Francisco Ave	1.019	1
2	156	8	483 Cedar Grove Rd.	0.895	1
3	170	9.01	9 Inwood Rd.	1.124	1
4	139	1 (additional lot 6)	166 Stevens Ave	0.915	1
5	237	36	Woods Rd.	1.192	1
6	237	35	Woods Rd.	1.301	2
7	251	10 (consolidated into Lot 11)	Oak Hill Rd.	5.210	6
				Total	13

Fourth Round RDP Sites

The Township reviewed its previous VLA and updated it in preparation of the Fourth Round HEFSP. The conditions of the properties identified in the Third Round have not changed, and since the Third Round HEFSP addressed the RDP identified at that time, those properties are not applied again to the Fourth Round. The most significant changed circumstance related to environmental constraints since the VLA was conducted in 2016 and adopted in 2017 is modifications to the NJDEP Inland Flood Protection rules.

Effective July 17, 2023, the NJDEP Inland Flood Protection rule raised the design flood elevation for fluvial (non-tidal) flood elevations mapped by NJDEP by two feet. Where NJDEP mapping is not available, the DFE is three feet above the 1% annual chance (100-year flood) hazard area shown on FEMA Flood Insurance Rate Maps (FIRMs). FIRMs have not been adjusted to reflect these regulatory changes and site-by-site analysis is generally necessary to understand the impacts of the updated rules on an individual property; however, the effect is to expand the area regulated by the New Jersey Flood Hazard Area Control Act (N.J.A.C. 7:13). The VLA analysis utilized an ArcGIS dataset produced as part of the NJ ADAPT work undertaken by the New Jersey Climate Change Resource Center at Rutgers University. The dataset was

developed using FEMA's Effective (EFIRM) and Preliminary (PFIRM) Flood Insurance Rate Maps and a digital elevation model to estimate the extent of the additional flood hazard area that is regulated by the amended Flood Hazard Area Control Act.¹

As a matter of practice, the Township has recent experience with an example of how the new Inland Flood Protection rules impact residential development. One of the requirements in the new rules is that there be access to multi-family residential developments at least one foot above the design flood elevation (aka "dry access".) A project at 453 Main Street in the Township was approved to construct an age-restricted residential building with an affordable housing component. However, based on the updated NJDEP rules, a Flood Hazard Area Control Act Individual Permit was denied due to the lack of dry access and the project was unable to move forward.

As a result of the Fourth Round analysis, two tax lots in common ownership at 103 Main Street at the corner of Main Street and Stevens Avenue (Block 97, Lots 1 and 2), were identified as vacant and potentially developable. At the time of Third Round VLA, these properties had been developed with a gas station and auto repair shop. The improvements were demolished in 2019-2020. The site is in the TV-CBD Zone, which does not have a density limitation but permits multi-family residential development with a 20 percent affordable housing set-aside. Using the 35 units per acre density applicable in the other Transit Village districts as a proxy for the appropriate density, the approximately 0.4-acre site could yield 13 units, of which 3 would be affordable, generating an RDP of 3 for the Fourth Round.

VLA FINDINGS AND CONCLUSIONS

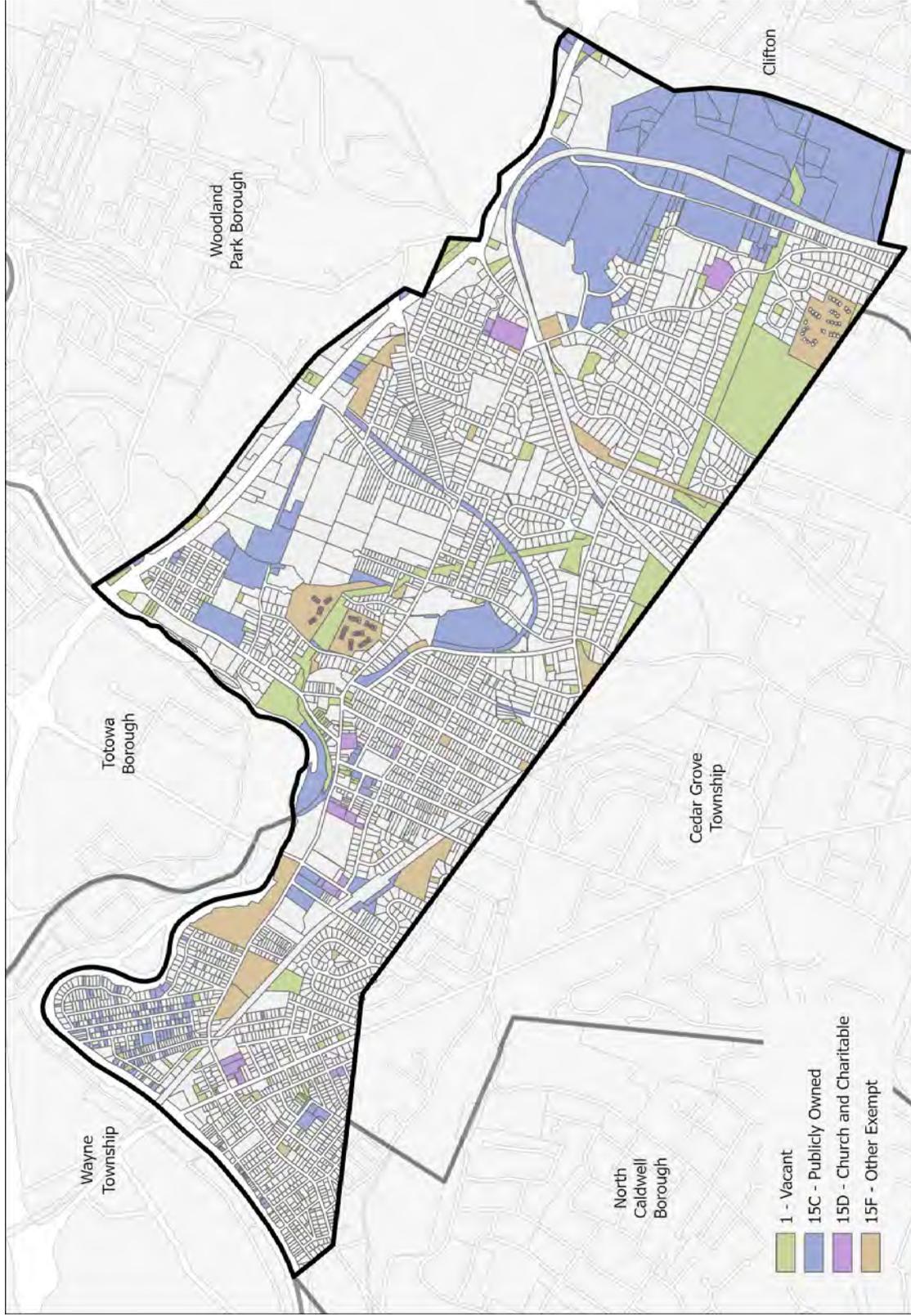
The Fourth Round RDP for the Township of Little Falls is 3. The following maps show the existing land uses for parcels in the Township, the environmental constraints considered in the analysis, and the Third and Fourth Round RDP properties. The tables that follow provide a comprehensive list of the Class 1 (Vacant), Class 15C (Public), Class 15D (Church and Charitable), and Class 15F (Other Exempt) parcels analyzed for the purpose of this report.

1. Parcels Analyzed by Property Class
2. Environmental Constraints
3. Realistic Development Parcels – Rounds 3 and 4
4. Fourth Round VLA – Block 97, Lots 1 and 2

¹ NJ Adapt New Jersey Climate Change Resource Center, Inland Design Flood Elevation - <https://rutgers.maps.arcgis.com/home/item.html?id=b7a7d4d3b90c4010b1d1b83c0fcfb356> (downloaded May 2025)

May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

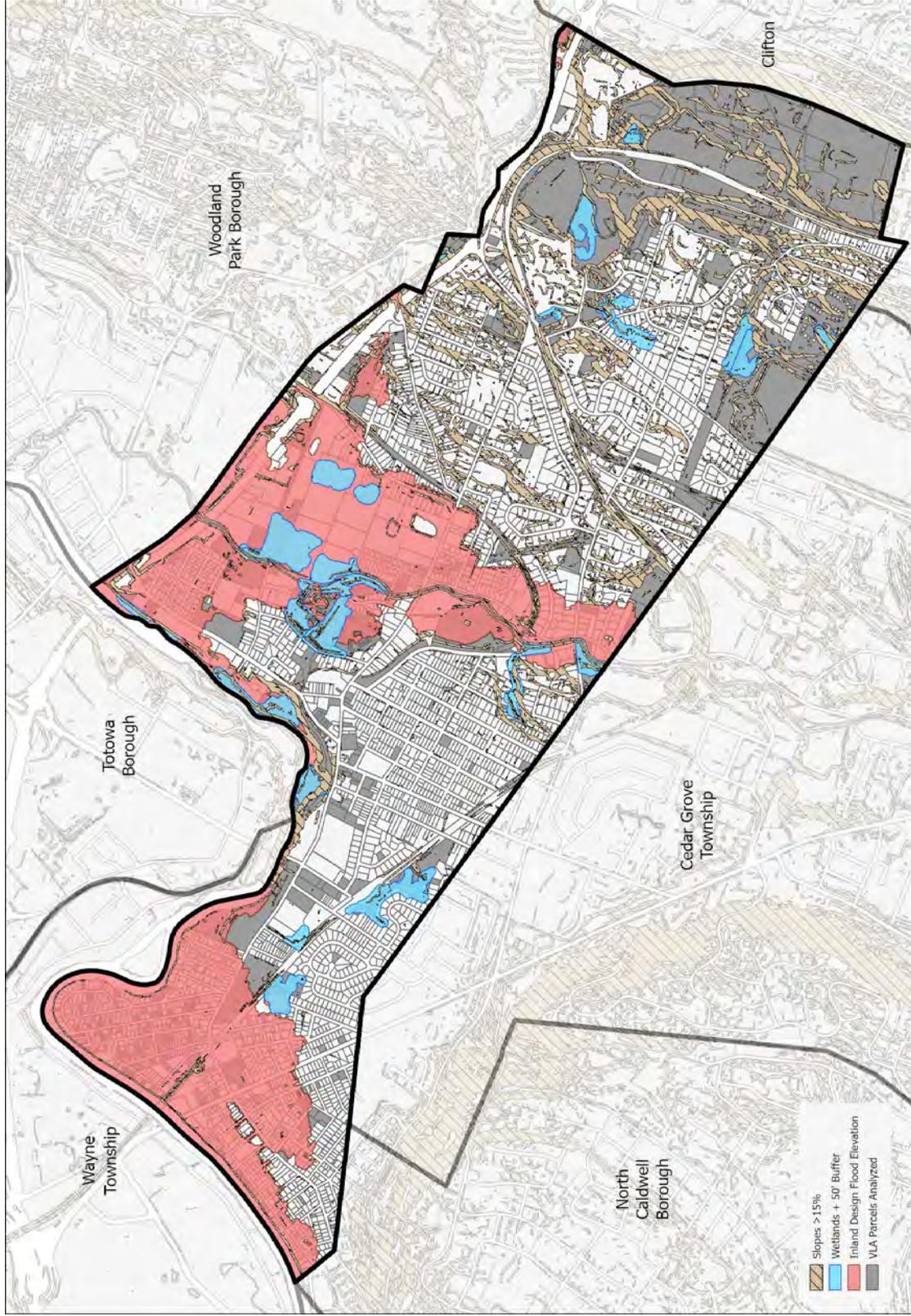


Vacant Land Adjustment - Parcels Analyzed by Property Class
Little Falls, NJ

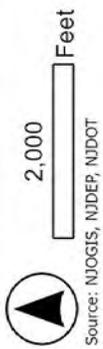


May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment



Vacant Land Adjustment - Environmental Constraints
Little Falls, NJ

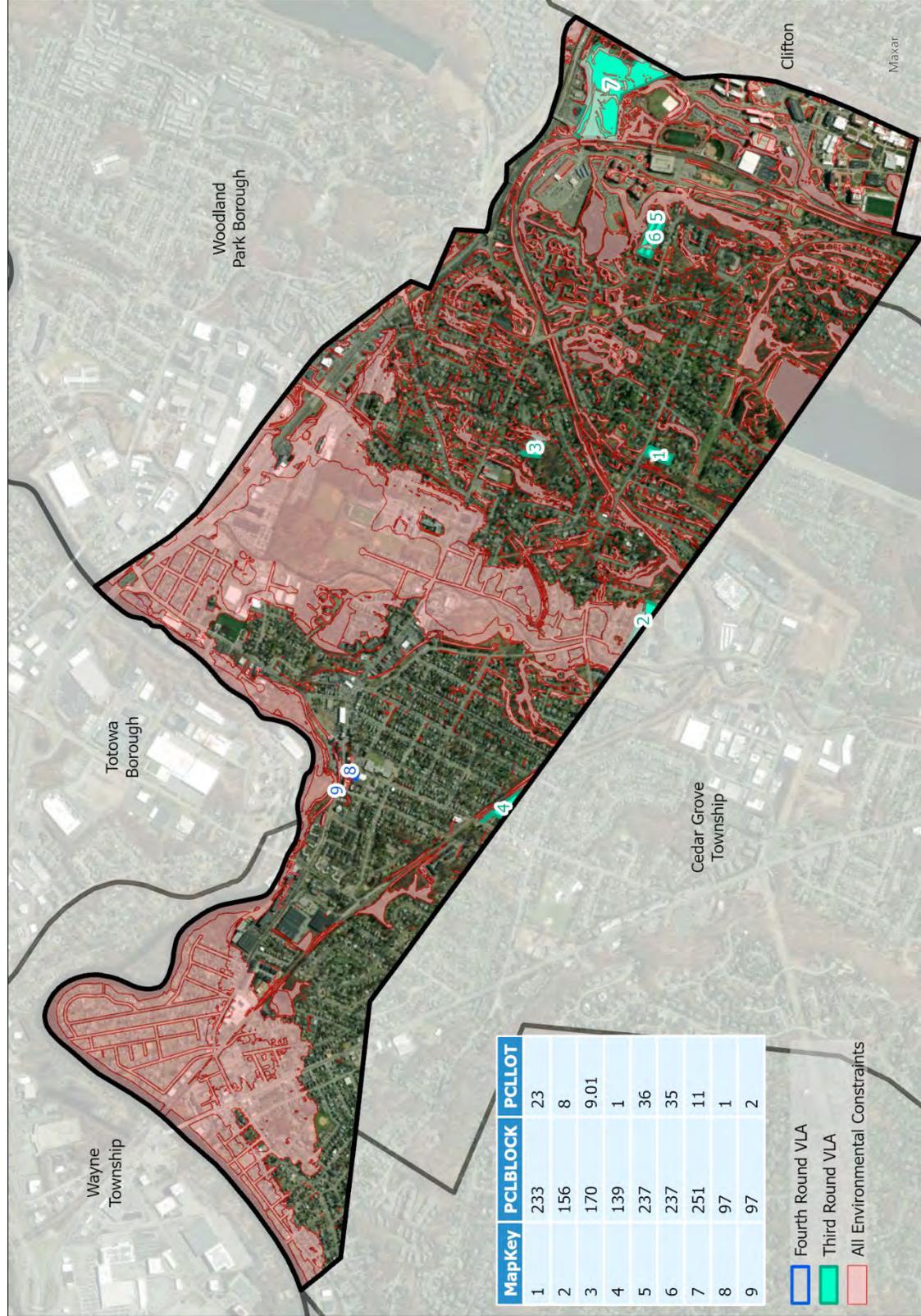


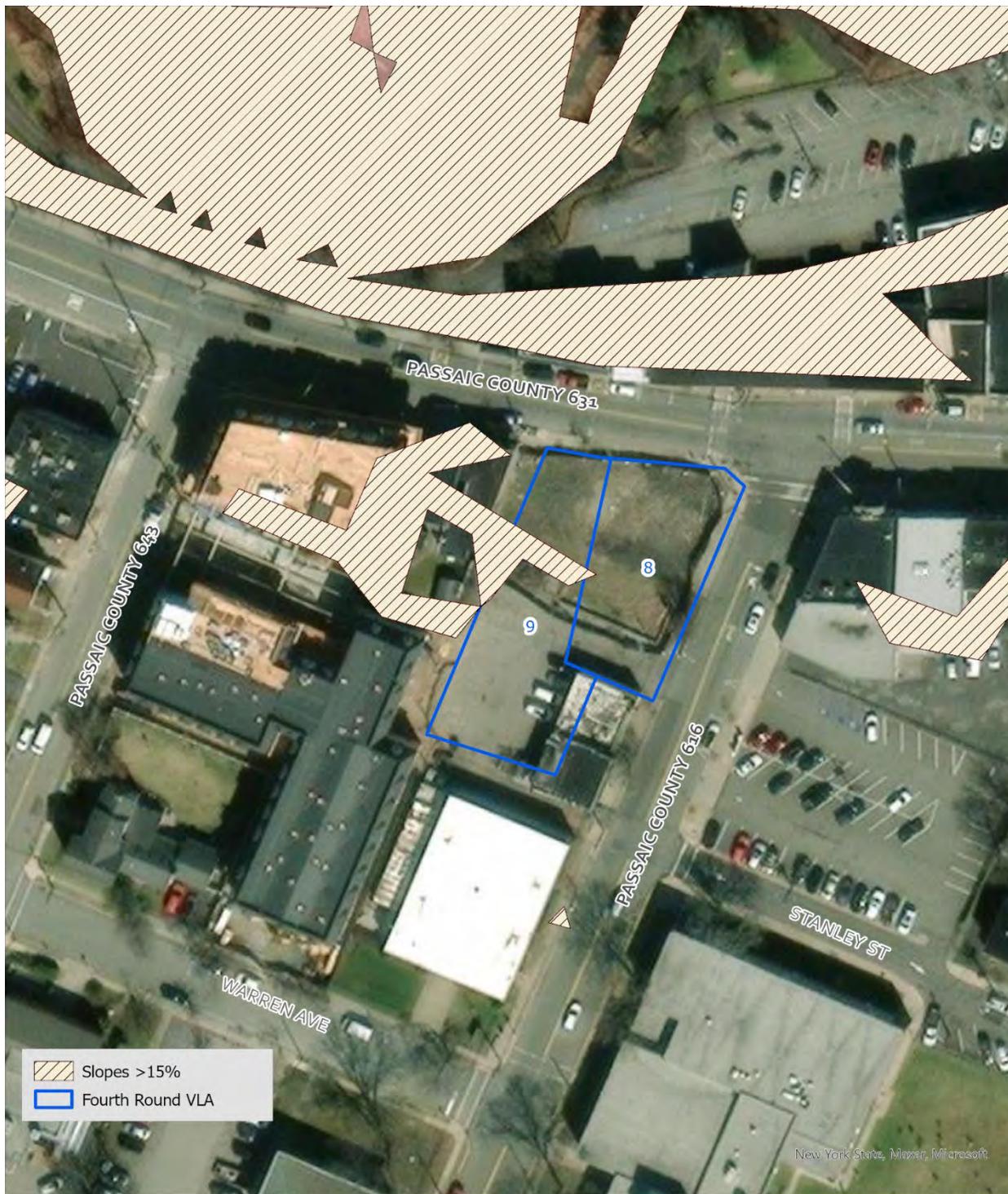
Source: NJOGIS, NJDEP, NJDOT



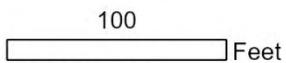
May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment





Source: NJOGIS, NJDEP, NJDOT



Fourth Round VLA Sites
Block 97, Lots 1 and 2
Little Falls, NJ



Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

May 23, 2025

CLASS 1 – VACANT PARCELS ANALYZED

Block	Lot	Property Location	Owner	Zoning	Acreage	Constrained Acreage	Developable Acreage	Developable	Notes
3	16	WOODCLIFFE AVE	Schneider, Kenneth W	R-1C	0.09	0.00	0.09	N	UNDERSIZED
4	6	MOZART AVE	Cerchio, James & Mary Jane Mattina, Stephen & Casalino, Lauren	R-1C	0.06	0.00	0.06	N	UNDERSIZED
5	26	CHERRY ST		R-1C	0.08	0.00	0.08	N	UNDERSIZED
6.01	1	713 MAIN ST	Pereira, Firmino	R-1C	0.03	0.00	0.03	N	UNDERSIZED
7	13	WOODCLIFFE AVE	Puzin, Maksym	R-1C	0.04	0.04	0.00	N	UNDERSIZED
8	5	MOZART AVE	Campagna, Gary & Anna	R-1C	0.05	0.00	0.05	N	UNDERSIZED
8	10	WOODCLIFFE AVE	Dominico, Francine	R-1C	0.10	0.08	0.02	N	UNDERSIZED
11	5	RIKER RD	Cortez, Lillian & Lillian Martins, Carlos & Parga, Bernadette	R-1C	0.06	0.00	0.06	N	UNDERSIZED
16	4	49 STANLEY RD		R-1C	0.01	0.00	0.01	N	UNDERSIZED
17	9		Restuccia, Mildred	R-1C	0.10	0.01	0.09	N	UNDERSIZED
17	11	VERANDA AVE	Cappetta, Michael & Nicole G	R-1C	0.07	0.00	0.07	N	UNDERSIZED
17	21	77 CONEY RD	Spagnuolo, Joseph & Chelsea	R-1C	0.05	0.00	0.05	N	UNDERSIZED
17	22	81 CONEY RD	Alonso, Daniel & Catherine	R-1C	0.01	0.00	0.01	N	UNDERSIZED
18	14	130-132 WOODCLIFFE AVE	Passaic River Coalition	R-1C	0.06	0.06	0.00	N	UNDERSIZED
19	6	TAYLOR AVE	Pavelchak, David E & Nina Marie	R-1C	0.06	0.06	0.00	N	UNDERSIZED
19	22	WOODCLIFFE AVE, REAR	Presing, Donald R & Lorraine L	R-1C	0.19	0.02	0.17	N	UNDERSIZED
20	25	VERANDA AVE	Cali, Robert & Donna	R-1C	0.07	0.00	0.07	N	UNDERSIZED
25	1	13 STINSON PL	Little Falls Township	R-1C	0.06	0.06	0.00	N	UNDERSIZED
25	12	86 WOODCLIFFE AVE	Sf1 Real Estate 3 Llc	R-1C	0.02	0.02	0.00	N	UNDERSIZED
28	32	VERANDA AVE	Jh Mueller Associates	R-1C	0.16	0.00	0.16	N	UNDERSIZED
29	11	69 VAN PELT PL	Shark, Leonard	R-1C	0.25	0.00	0.24	N	UNDERSIZED
29	14	VAN PELT PL	Bayda, Nancy	R-1C	0.06	0.00	0.06	N	UNDERSIZED
29	25	AMITY ST	Shark, Leonard	R-1C	0.10	0.00	0.10	N	UNDERSIZED
29	26	AMITY ST	Shark, Leonard	R-1C	0.11	0.00	0.11	N	UNDERSIZED
29	27	HUGHES PL	Campagna, Anthony & Shirley	R-1C	0.17	0.00	0.17	N	UNDERSIZED
29	28	AMITY ST REAR	Campagna, Anthony & Jean	R-1C	0.16	0.00	0.16	N	UNDERSIZED
30	1	WEAVER ST	Power Data Advisors Lic	R-1C	0.12	0.00	0.12	N	UNDERSIZED
31	23.01	WEAVER ST	Kavakich, John & Silvia	R-1C	0.02	0.00	0.02	N	UNDERSIZED
37	3	178 NWK POMPTON TPK	Korek Lic	B1	0.22	0.00	0.22	N	UNDERSIZED
37	9	198 NWK POMPTON TPK	Korek Lic	B1	0.22	0.00	0.22	N	UNDERSIZED



May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

52	8	STINSON PL	Cataldo, Domenico & Dorothy	B1	0.03	0.00	0.03	N	UNDERSIZED
53	28	105 NWK POMPTON TPK	Jif Realty, Llc	B1	0.11	0.00	0.11	N	UNDERSIZED
57	3	MULLER PL	Ripe Rosse Holding Llc	B1	0.04	0.00	0.04	N	UNDERSIZED
57	4	23 MULLER PL	Ripe Rosse Holding Llc	B1	0.12	0.01	0.10	N	UNDERSIZED
58	4	30 NWK POMPTON TPK	Mirghahari, Ahmad & Vakili, Ziba	B1	0.27	0.26	0.00	N	UNDERSIZED
58	16	MULLER PL REAR	Mainowski, Catherine & Bruno A	B1	0.22	0.22	0.00	N	UNDERSIZED
59	2	462 MAIN ST	Goldblatt, Emanuel C/O Vogel	I	0.17	0.15	0.03	N	UNDERSIZED
63	10	DEWEY AVE	R Newell & Co. Inc.	R-1B	0.07	0.00	0.07	N	UNDERSIZED
65	1	FAIRFIELD AVE	Curcio, Luigi & Caterina	I	0.49	0.49	0.00	N	UNDERSIZED
67	1	FAIRFIELD AVE	Little Falls Associates Llc	I	0.27	0.27	0.00	N	UNDERSIZED
71	171	PARKWAY	Pinto, Leonel	R-1C	0.25	0.25	0.00	N	UNDERSIZED
74	33	27 ORCHARD ST	Kansay, Hayri H & Sevda S	R-1B	0.06	0.06	0.00	N	UNDERSIZED
76	24	GREY ROCK AVE	Stella, Andrew	R-1B	0.14	0.00	0.14	N	UNDERSIZED
81	1	60 ZELIFF AVE	Hodge, Diane/Trustee-John B Scavone	R-1C	0.12	0.12	0.00	N	UNDERSIZED
81	18	35 E WOODCLIFFE AVE	Rosa, James & Mary	R-1C	0.07	0.07	0.00	N	UNDERSIZED
82	23	78 E WOODCLIFFE AVE	Cirlincione, A & Cirlin V & C	R-1C	0.16	0.16	0.00	N	UNDERSIZED
89	6	115 PATERSON AVE	North Jersey Dist Water Supply Com	TV-CBD	5.51	5.30	0.21	N	Utility
89	8.01	CARDINAL DR	Avalon Real Estate Llc	I	0.10	0.02	0.08	N	UNDERSIZED
95	16	103 CENTER AVE	Di Taranto, Vincenzo & Dora	R-1B	0.14	0.00	0.14	N	UNDERSIZED
97	1	3 STEVENS AVE	Jlr Realty 3 Stevens Llc	TV-CBD	0.19	0.00	0.19	Y	Fourth Round VLA
97	2	103 MAIN ST	Jlr Realty 103 Main Llc	TV-CBD	0.23	0.02	0.21	Y	Fourth Round VLA
98	8	49 STEVENS AVE	Stevens Ave Commons Llc	TV-CBD	0.11	0.00	0.11	N	UNDERSIZED
99	20	133 STEVENS AVE	Highview Homes Stevens Ave Llc	R-1B	0.12	0.00	0.12	N	UNDERSIZED
110	7	49 MAIN ST	47 Main St Realty Corp	TV-CBD	0.18	0.00	0.18	N	UNDERSIZED
111	11	21 PATERSON AVE	Kv Realty Llc	TV-CBD	0.08	0.04	0.04	N	Part of Site Plan Approval for Mixed-Use Development
111	12.01	27 PATERSON AVE	Kv Realty Llc	TV-CBD	0.04	0.00	0.03	N	Part of Site Plan Approval for Mixed-Use Development
111	12.02	29 PATERSON AVE	Kv Realty Llc	TV-CBD	0.01	0.00	0.01	N	Part of Site Plan Approval for Mixed-Use Development

May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

111	13	25 PATERSON AVE	Kv Realty Lic	TV-CBD	0.07	0.02	0.05	N	Part of Site Plan Approval for Mixed-Use Development
112	2	16 PATERSON AVE	Kv Realty Lic	TV-CBD	0.07	0.00	0.07	N	Part of Site Plan Approval for Mixed-Use Development
112	3	26 PATERSON AVE	Kv Realty Lic	TV-CBD	0.09	0.00	0.09	N	Part of Site Plan Approval for Mixed-Use Development
112	4	28 PATERSON AVE	Kv Realty Lic	TV-CBD	0.06	0.00	0.06	N	Part of Site Plan Approval for Mixed-Use Development
112	5	30 PATERSON AVE	Kv Realty Lic	TV-CBD	0.11	0.00	0.11	N	Part of Site Plan Approval for Mixed-Use Development
112	6	36 PATERSON AVE	Kv Realty Lic	TV-CBD	0.12	0.00	0.12	N	Part of Site Plan Approval for Mixed-Use Development
112	7	38 PATERSON AVE	Kv Realty Lic	TV-CBD	0.10	0.00	0.10	N	Part of Site Plan Approval for Mixed-Use Development
112	8	40 PATERSON AVE	Kv Realty Lic	TV-CBD	0.10	0.00	0.10	N	Part of Site Plan Approval for Mixed-Use Development
112	9	48 PATERSON AVE	Kv Realty Lic	TV-CBD	0.24	0.00	0.24	N	Part of Site Plan Approval for Mixed-Use Development
112	15	32-34 MAIN ST	Nj Bell Telephone C/O Duff & Phelps	TV-CBD	0.41	0.00	0.41	N	Utility
113	25	2 MAIN ST	Somerset Tire Service Inc	B1	0.11	0.04	0.07	N	UNDERSIZED
113	26	20 MAIN ST	Schumacher Realty Lic/J Tilton	B1	0.06	0.00	0.06	N	UNDERSIZED
114	11	13 MAIN ST	Schumacher Realty Lic/J Tilton	B1	0.11	0.00	0.11	N	UNDERSIZED
114	12	9-11 MAIN ST	Schumacher Realty Lic/J Tilton	B1	0.26	0.00	0.26	N	UNDERSIZED
122	35	53 CEDAR GROVE RD	Ries, Mary E & Rhinesmith, Dorothea	R-1B	0.10	0.10	0.00	N	UNDERSIZED
122	36	57 CEDAR GROVE RD	Rhinesmith, Dorothea	R-1B	0.19	0.19	0.00	N	HISTORIC_LISTED, UNDERSIZED
122	45	WILMORE RD	Guizio, Robert E & Dorothea Doeg, Robert L & Zuluaga, Wendy	R-1A	0.03	0.03	0.00	N	UNDERSIZED
122	46	WILMORE RD		R-1B	0.15	0.00	0.15	N	UNDERSIZED



May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

123	13	VAN NESS AVE	North Jersey Dist Water Supply Com	I	3.89	3.36	0.53	N	Utility
123	14	PECKMAN RIVER	North Jersey Dist Water Supply Com	I	1.49	1.09	0.40	N	Utility
124	2	E MAIN ST	North Jersey Dist Water Supply Com	R-1C	0.56	0.56	0.00	N	Utility
129	7	VAN NESS AVE	North Jersey Dist Water Supply Com	R-1B	1.71	0.02	1.69	N	Utility
129	9	30 PATERSON AVE	Raymond J Braun & Associates I,Inc	B1	0.70	0.11	0.59	N	UNDERSIZED
137	6.01	RIDGE AVE	Eliasz, John	R-1B	0.10	0.00	0.10	N	UNDERSIZED
148	22	SECOND AVE	Donato, Mitchel & Lynne	R-1B	0.40	0.16	0.24	N	UNDERSIZED
148	42	181 WILMORE RD	Fischbach, James L & Marie A	R-1A	0.36	0.13	0.23	N	UNDERSIZED
148	58.01	12 VIEWMONT TERR	Calandra, Christine O	R-1A	0.34	0.20	0.14	N	UNDERSIZED
149	25	FOURTH AVE	#N/A	R-1B	0.09	0.02	0.07	N	UNDERSIZED
149	29.01		Holzach, Paul M	R-1B	0.12	0.07	0.05	N	UNDERSIZED
151	64	WILMORE RD	Geleta, Zuzana & Daniel	R-1B	0.05	0.01	0.04	N	UNDERSIZED
155	1	241 CEDAR GROVE RD	Carrig, Shaun	R-1A	0.56	0.56	0.00	N	UNDERSIZED
155	6	LINDSLEY RD	Jersey City Municipal Utilitie Auth	R-3A	0.17	0.09	0.07	N	Utility
156	3	16 FRANCISCO AVE	Wilberton, David & Brenda	R-1A	0.49	0.25	0.23	N	UNDERSIZED
156	8	483 CEDAR GROVE RD	Oshun Assoc C/O D. Holowachuk Barr	R-1A / AHO	1.91	0.04	1.87	Y	Third Round VLA
156	16	FRANCISCO AVE	Pseg - Attn: Tax Dept T-6B	R-1A	5.53	1.60	3.94	N	Utility
157	2	FRANCISCO AVE	Jersey City Municipal Utilitie Auth	R-1A	0.36	0.15	0.21	N	Utility
157	3	57 FRANCISCO AVE	North Jersey Dist Water Supply Com	R-1A	4.47	1.17	3.30	N	Utility
165	9	HUDSON ST	North Jersey Dist Water Supply Com	R-1B	0.28	0.26	0.02	N	Utility
165	18	THOMAS ST	North Jersey Dist Water Supply Com	R-1B	0.87	0.11	0.75	N	Utility
165	25	15 CAMP BAL PL	Lorente, Sandra L & Keicher, Jason	R-1B	0.39	0.01	0.37	N	UNDERSIZED
166	9	E MAIN ST	North Jersey Dist Water Supply Com	B1	1.13	1.13	0.00	N	Utility
167	4	E MAIN ST	North Jersey Dist Water Supply Com	B1	0.52	0.52	0.00	N	Utility
178	6	147 LONG HILL RD	Long Hill Legal Llc	R-1A	0.19	0.01	0.18	N	UNDERSIZED
183	6.02		Limbevski, Kelly	R-1B	0.95	0.32	0.63	N	UNDERSIZED
183	10	NOTCH RD	Pseg Attn Tax Dept T-6B City Of Newark Div Water/Sewer Util	B-2	0.45	0.00	0.45	N	Utility
184.03	14.01	NOTCH ROAD & RT #46		R-2	0.20	0.11	0.09	N	Utility



Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

May 23, 2025

185	1	NOTCH RD RT 46	City Of Newark Div Water/Sewer Util	B-2	1.67	0.86	0.81	N	Utility
185	5	634-636 JACKSON LN	Notch Road / Jackson Ln Lic	MDR	0.82	0.21	0.61	Y	Third Round Zoning Mechanism
186	8.04	ROUTE 46 EAST	Quick Quality Restaurant	B-2	0.56	0.21	0.35	N	UNDERSIZED
201	3.01	BROWERTOWN RD	Schwartz, Jay	B-2	0.02	0.02	0.00	N	UNDERSIZED
201	9.01	ROUTE 46 WEST	Best Buy C/O Attn Le Wang	B-2	0.56	0.56	0.00	N	UNDERSIZED
203	3.01	1000 ROUTE 46 WEST	Evergreen Tree Estates Inc	B-2	0.94	0.16	0.78	N	UNDERSIZED
203	4	228 BROWERTOWN RD REAR	A J Weite C/O Walgreen Eastern Co	B-2	0.25	0.08	0.17	N	UNDERSIZED
214	1		Ari W Falls Plz & Eli W Falls Plz	B-2	0.79	0.20	0.59	N	UNDERSIZED
215	1	MC BRIDE AVE	City Of Newark Div Water/Sewer Util	I	0.53	0.50	0.03	N	Utility
215	2	MC BRIDE AVE	City Of Newark Div Water/Sewer Util	I	0.41	0.40	0.01	N	Utility
216	1	267 PATERSON AVE	Amalgamated Meat Cutters P & W	I	0.28	0.20	0.08	N	UNDERSIZED
216	2	271 PATERSON AVE	Annunziata Associates, Lp	I	0.27	0.19	0.08	N	UNDERSIZED
216	3	273 PATERSON AVE	Annunziata Associates, Lp	I	0.27	0.18	0.09	N	UNDERSIZED
216	7	ROUTE 46 @ MC BRIDE AVE	Passaic Valley Water Commission	I	0.74	0.70	0.04	N	Utility
218	8.04	SINDLE AVE	Zen Real Estate Lic	I	0.27	0.23	0.04	N	UNDERSIZED
225	13	JACKSON ST	Graf, Thomas W & Joann	R-1C	0.06	0.06	0.00	N	UNDERSIZED
226	1	OAK PL	Cestone, James D	R-1C	0.12	0.00	0.12	N	UNDERSIZED
226	16	HARRISON ST	Elkorany, Nor & Dana	R-1C	0.12	0.00	0.12	N	UNDERSIZED
230	57	HOUSTON RD	Mancini, Corrado	R-1A / AHO	1.51	0.83	0.68	N	UNDERSIZED
230.02	25.01	119 HOUSTON RD	Houston 119 Llc	R-1A	0.35	0.25	0.10	N	UNDERSIZED
232.03	4	ERIE RR	Pseg Attn Tax Dept T-6B	R-1A	2.80	0.07	2.73	N	Utility
232.03	4.02	ERIE RR	Transcontinental Gas Pipe Line Co	R-1A	0.41	0.00	0.41	N	Utility
233	9	RIDGE RD	Pseg Attn: Tax Dept T-6B	R-1A	3.46	0.13	3.33	N	Utility
233	54	8 WOODLAWN TER	Cardillo, Erica & Mellillo, Toni A	R-1A	0.03	0.01	0.02	N	UNDERSIZED
235	1	RIDGE RD	City Of Newark Div Water/Sewer Util	R-1A	33.60	17.48	16.11	N	Utility
235	2	RIDGE RD	Pseg Attn: Tax Dept T-6B	R-1A	9.13	4.38	4.75	N	Utility
235	34	NOTCH PARK RD	Ravalia, Kaumil & Patel, Kinnari	R-1A	0.36	0.03	0.33	N	UNDERSIZED
236	32	7 RIDGE RD	Stambaugh, Michael & Suzanne	R-1A	0.39	0.36	0.03	N	UNDERSIZED
237	6	115 WOODS RD	Pseg Attn Tax Dept T-6B	R-1A	1.65	0.70	0.95	N	Utility
237	34.01	WOODS RD	Scheurman, Janice	R-1A	0.37	0.03	0.33	N	UNDERSIZED

May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

237	49	LONG HILL RD	St George A Orthodox C Church	R-1A	0.64	0.11	0.53	N	Utility
238	32	611 LONG HILL RD	Hallacy, Patricia M.	R-1A	0.20	0.01	0.19	N	UNDERSIZED
239	1	30 OAK CRESCENT	Tal Home Inc	R-1A	0.38	0.12	0.26	N	UNDERSIZED
240.02	6	GLEN ROCK RD	Mehta, Nimisha & Bhupen	R-1A	0.72	0.14	0.58	N	UNDERSIZED
250	2	ERIE RR FRONT OF	Pseg Attn: Tax Dept T-6B	PI	1.68	1.28	0.40	N	Utility
251	7	ROUTE 46	Passaic Valley Water Commission	B-2 / AMF	0.36	0.22	0.14	N	Utility
251	9.01	455 ROUTE 46 EAST	455 Rte 46 East Little Falls Llc	B-2	0.62	0.01	0.61	N	UNDERSIZED

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

May 23, 2025

CLASS 15C – PUBLICLY OWNED PARCELS ANALYZED

Block	Lot	Property Location	Owner	Zoning	Acreage	Constrained Acreage	Developable Acreage	Developable	Notes
4	1	MOZART AVE	Township Of Little Falls	R-1C	0.02	0.00	0.02	N	ROSI
7	18	186 WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.16	0.16	0.00	N	ROSI
7	22	WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	Township Owned, Undersized
7	25	5 TAYLOR AVE	Township Of Little Falls	R-1C	0.04	0.04	0.00	N	ROSI
11	1	MUZZY RD	Township Of Little Falls	R-1C	0.08	0.00	0.08	N	ROSI
14	1	TOWN LINE	Unknown	R-1C	0.01	0.00	0.01	N	Undersized
18	7	144 WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.07	0.07	0.00	N	Township Owned, Undersized
18	9	142 WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.03	0.03	0.00	N	Township Owned, Open Space
18	10	140 WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.03	0.03	0.00	N	Township Owned, Undersized
18	11	138 WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.03	0.03	0.00	N	ROSI
18	12	136 WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.03	0.03	0.00	N	Township Owned, Undersized
18	13	134 WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.03	0.03	0.00	N	ROSI
18	17	WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.03	0.03	0.00	N	ROSI
18	18	5 RIKER AVE	Township Of Little Falls	R-1C	0.12	0.12	0.00	N	ROSI
18	22	154 WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.05	0.05	0.00	N	Township Owned, Undersized
25	4	84 WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.10	0.10	0.00	N	Township Owned, Undersized
25	5	4 GARRABRANT AVE	State Of Nj Dept Env. Protection	R-1C	0.05	0.05	0.00	N	ROSI
28	2	PARK PL REC FLD	Township Of Little Falls	R-1C	0.14	0.00	0.14	N	ROSI
28	2.01	PARK PL	Unknown	R-1C	0.01	0.00	0.01	N	Undersized
28	4	CROSS ST REC FLD	Township Of Little Falls	R-1C	0.57	0.00	0.57	N	ROSI
28	15	AMITY ST REC FLD	Township Of Little Falls	R-1C	0.31	0.00	0.31	N	ROSI
28	17	AMITY ST REC FLD	Township Of Little Falls	R-1C	1.00	0.00	1.00	N	ROSI
29	33	AMITY ST REC FIELD	Township Of Little Falls	R-1C	0.16	0.00	0.16	N	Township Owned, Active Recreation
30	25	WEAVER ST	Township Of Little Falls	R-1C	0.02	0.00	0.02	N	Township Owned, Undersized
33	3	TOWN LINE CEDAR GROVE	Township Of Cedar Grove	R-1C	0.04	0.00	0.04	N	Municipally owned, undersized
67	21	29 ZELIFF AVE	Township Of Little Falls	R-1C	0.08	0.08	0.00	N	ROSI
67	22	27 ZELIFF AVE	Township Of Little Falls	R-1C	0.07	0.07	0.00	N	Township Owned, Undersized



May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

68	1	34 ZELIFF AVE	Township Of Little Falls	R-1C	0.05	0.05	0.00	N	Township Owned, Undersized
68	13	10 ZELIFF AVE	Township Of Little Falls	R-1C	0.08	0.08	0.00	N	ROSI
68	14	8 ZELIFF AVE	Township Of Little Falls	R-1C	0.08	0.08	0.00	N	ROSI
68	21	DAIRY ST	Township Of Little Falls	R-1C	0.10	0.10	0.00	N	Township Owned, Pumping Station
68	25	LOUIS ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
68	28	45 LOUIS ST	Township Of Little Falls	R-1C	0.18	0.18	0.00	N	ROSI
68	30.02		Township Of Little Falls	R-1C	0.16	0.16	0.00	N	ROSI
68	33	33 LOUIS ST	Township Of Little Falls	R-1C	0.16	0.16	0.00	N	ROSI
68	35.02		Township Of Little Falls	R-1C	0.15	0.15	0.00	N	ROSI
68	48	3 LOUIS ST	Township Of Little Falls	R-1C	0.14	0.14	0.00	N	ROSI
69	10	32 LOUIS ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
69	16	20 LOUIS ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	Township Owned, Undersized
69	19	14 LOUIS ST	Township Of Little Falls	R-1C	0.09	0.09	0.00	N	ROSI
69	24	2 LOUIS ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
69	39	65 WILLIAM ST	Township Of Little Falls	R-1C	0.12	0.12	0.00	N	ROSI
69	42	59 WILLIAM ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
69	48	47 WILLIAM ST	Township Of Little Falls	R-1C	0.19	0.19	0.00	N	Township Owned, Undersized
71	1	200 WILLIAM ST	State Of New Jersey	R-1C	0.09	0.09	0.00	N	State Owned
71	4	198 WILLIAM ST	Township Of Little Falls	R-1C	0.07	0.07	0.00	N	ROSI
71	12	184 WILLIAM ST	Township Of Little Falls	R-1C	0.04	0.04	0.00	N	ROSI
71	13	180 WILLIAM ST	Township Of Little Falls	R-1C	0.07	0.07	0.00	N	ROSI
71	18	170 WILLIAM ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
71	21	166 WILLIAM ST	Township Of Little Falls	R-1C	0.09	0.09	0.00	N	ROSI
71	26.02		Township Of Little Falls	R-1C	0.09	0.09	0.00	N	Township Owned, Undersized
71	43	120 WILLIAM ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
71	46	114 WILLIAM ST	Township Of Little Falls	R-1C	0.07	0.07	0.00	N	ROSI
71	56	94 WILLIAM ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
71	59	88 WILLIAM ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
71	62	82 WILLIAM ST	Township Of Little Falls	R-1C	0.12	0.12	0.00	N	ROSI
71	68	70 WILLIAM ST	Township Of Little Falls	R-1C	0.09	0.09	0.00	N	Township Owned, Undersized
71	70.02		Township Of Little Falls	R-1C	0.09	0.09	0.00	N	ROSI
71	79	48 WILLIAM ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
71	82	WILLIAM ST	Township Of Little Falls	R-1C	0.15	0.15	0.00	N	Township Owned, Pumping Station



May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

71	86	WILLIAM ST	Township Of Little Falls	R-1C	0.07	0.07	0.00	N	Township Owned, Pumping Station
71	113	85 PARKWAY	Township Of Little Falls	R-1C	0.12	0.12	0.00	N	ROSI
71	117	81 PARKWAY	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	Township Owned, Undersized
71	141	57 PARKWAY	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
71	143	55 PARKWAY	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
71	151	47 PARKWAY	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
71	166	PARKWAY	Township Of Little Falls	R-1C	0.31	0.31	0.00	N	Township Owned, Pumping Station
72	26	98 ISLAND AVE	Township Of Little Falls	R-1B	0.13	0.13	0.00	N	ROSI
74	27	35 ORCHARD ST	Township Of Little Falls	R-1B	0.11	0.11	0.00	N	ROSI
79	2	229 MAIN ST	United States Postal Service	TV-MD	1.72	1.72	1.72	N	US Postal Service
80	15	51 ZELIUFF AVE	Township Of Little Falls	R-1C	0.08	0.08	0.00	N	Township Owned, Undersized
80	17	47 ZELIUFF AVE	Township Of Little Falls	R-1C	0.10	0.10	0.00	N	ROSI
80	18	45 ZELIUFF AVE	Township Of Little Falls	R-1C	0.10	0.10	0.00	N	ROSI
80	22	37 ZELIUFF AVE	Township Of Little Falls	R-1C	0.09	0.09	0.00	N	ROSI
80	23	35 ZELIUFF AVE	Township Of Little Falls	R-1C	0.09	0.09	0.00	N	ROSI
81	4	54 ZELIUFF AVE	Township Of Little Falls	R-1C	0.08	0.08	0.00	N	ROSI
81	6	50 ZELIUFF AVE	Township Of Little Falls	R-1C	0.09	0.09	0.00	N	ROSI
81	8	46 ZELIUFF AVE	Township Of Little Falls	R-1C	0.09	0.09	0.00	N	ROSI
81	9	44 ZELIUFF AVE	Township Of Little Falls	R-1C	0.09	0.09	0.00	N	ROSI
81	16	37 E WOODCLIFFE AV	Township Of Little Falls	R-1C	0.13	0.13	0.00	N	ROSI
81	22	4 GARDEN ST	Township Of Little Falls	R-1C	0.15	0.15	0.00	N	ROSI
81	43	4 ROSELLE ST	Township Of Little Falls	R-1C	0.10	0.10	0.00	N	ROSI
81	46	2 ROSELLE ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
81	54.02		Township Of Little Falls	R-1C	0.10	0.10	0.00	N	Township Owned, Undersized
81	57	ROSELLE ST	Township Of Little Falls	R-1C	0.62	0.62	0.00	N	ROSI
82	1	E WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.05	0.05	0.00	N	Township Owned, Pumping Station
82	6	110 E WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.20	0.20	0.00	N	Township Owned, Undersized
82	9	106 E WOODCLIFFE AVE	State Of Nj Dept Of Env. Prot.	R-1C	0.08	0.08	0.00	N	ROSI - Blue Acres
82	15	96 E WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.06	0.06	0.00	N	ROSI
82	20	86 E WOODCLIFFE AVE	State Of Nj Dep	R-1C	0.11	0.11	0.00	N	ROSI - Blue Acres
82	22	84 E WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.09	0.09	0.00	N	ROSI
82	24	53 E WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.07	0.07	0.00	N	ROSI



May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

82	25	55 E WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.08	0.08	0.00	N	ROSI
82	36	137 LOUIS ST	State Of Nj Dept Environ Protection	R-1C	0.12	0.12	0.00	N	ROSI - Blue Acres
82	37.01	147 LOUIS ST	Township Of Little Falls	R-1C	0.09	0.09	0.00	N	Township Owned, Undersized
82	44	125 LOUIS ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
82	49	61 E WOODCLIFFE AVE	Township Of Little Falls	R-1C	0.16	0.16	0.00	N	ROSI
83	1	201 WILLIAM ST	Township Of Little Falls	R-1C	0.21	0.21	0.00	N	ROSI
83	8	1 BARBER ST	State Of Nj Dept Of Env. Prot.	R-1C	0.06	0.06	0.00	N	ROSI - Blue Acres
84	1	144 LOUIS ST	Township Of Little Falls	R-1C	0.07	0.07	0.00	N	Township Owned, Undersized
84	9	126 LOUIS ST	Township Of Little Falls	R-1C	0.07	0.07	0.00	N	ROSI
84	11	122 LOUIS ST	Township Of Little Falls	R-1C	0.10	0.10	0.00	N	ROSI
84	39	66 LOUIS ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
84	42	60 LOUIS ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
84	49	175 WILLIAM ST	Township Of Little Falls	R-1C	0.15	0.15	0.00	N	Township Owned, Undersized
84	53	167 WILLIAM ST	Township Of Little Falls	R-1C	0.07	0.07	0.00	N	Township Owned, Undersized
84	59	155 WILLIAM ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
84	65	141 WILLIAM ST	Township Of Little Falls	R-1C	0.15	0.15	0.00	N	ROSI
84	80	111 WILLIAM ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	UNDERSIZED, DEDICATED OPEN SPACE
84	86	99 WILLIAM ST	Township Of Little Falls	R-1C	0.11	0.11	0.00	N	ROSI
85	10	30 RIVERVIEW CIR	State Of Nj Dept Of Envr Protection	R-1C	0.10	0.10	0.00	N	ROSI - Blue Acres
85	28	48 RIVERVIEW CIR	Township Of Little Falls	R-1C	0.08	0.08	0.00	N	ROSI
86	11	92 PARKWAY	Township Of Little Falls	R-1C	0.17	0.17	0.00	N	ROSI
86	39	27 RIVERVIEW CIR	Township Of Little Falls	R-1C	0.16	0.16	0.00	N	ROSI
86	41	25 RIVERVIEW CIRCLE	Township Of Little Falls	R-1C	0.15	0.15	0.00	N	ROSI
86	54	72 PARKWAY	Township Of Little Falls	R-1C	0.14	0.14	0.00	N	ROSI
87	1	RIVERVIEW CIR	Township Of Little Falls	R-1C	0.10	0.10	0.00	N	ROSI
87	9	12 RIVERVIEW CIR	State Of Nj Dept Of Envr Protection	R-1C	0.13	0.13	0.00	N	ROSI - Blue Acres
87	11	10 RIVERVIEW CIRCLE	Township Of Little Falls	R-1C	0.13	0.13	0.00	N	ROSI
87	28	50 PARKWAY	Township Of Little Falls	R-1C	0.22	0.22	0.00	N	ROSI
87	31	ISLAND AVE	Township Of Little Falls	R-1B	0.32	0.32	0.00	N	ROSI
87	33	ISLAND AVE	Township Of Little Falls	R-1B	0.33	0.33	0.00	N	ROSI
89	2	MAIN ST	Township Of Little Falls	TV-CBD	1.09	0.50	0.59	N	ROSI



May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

89	4	MAIN ST	Township Of Little Falls	TV- CBD	2.28	0.87	1.41	N	Township Owned, Utility Easements
89	5		Township Of Little Falls	TV- CBD	5.45	4.40	1.05	N	ROSI
91	1	225 MAIN ST	Township Of Little Falls	TV-MD	0.90	0.00	0.90	N	Municipal Building
91	2	51 UNION AVE	Township Of Little Falls	TV-MD	0.25	0.00	0.25	N	Township Owned Parking Lot, Undersized
91	7	225 MAIN ST	Township Of Little Falls	TV-MD	1.33	0.00	1.33	N	Municipal Building
93	10	40 WARREN ST	Township Of Little Falls	TV- CBD	0.07	0.00	0.07	N	Township Owned, Undersized
96	7	MONTCLAIR AV AT RR	Township Of Little Falls	R-1B	0.99	0.71	0.28	N	Township Owned, Undersized
96	48	MONTCLAIR AV AT RR	Township Of Little Falls	R-1B	0.91	0.72	0.19	N	ROSI
96.01	15.01	MONTCLAIR AVE	Township Of Cedar Grove	R-1B	0.05	0.00	0.05	N	Municipally Owned, Pump Station
97	6	8 WARREN ST	Township Of Little Falls	TV- CBD	0.31	0.00	0.31	N	Library
98	1	35 STEVENS AVE	Township Of Little Falls	TV- CBD	0.48	0.00	0.48	N	Municipal Building
98	3	19 WARREN ST	Township Of Little Falls	TV- CBD	0.43	0.00	0.43	N	Municipal Building
110	19	64-66 STANLEY ST	Township Of Little Falls	TV- CBD	0.16	0.00	0.16	N	Township Owned, Undersized
110	21	STEVENS AVE	Township Of Little Falls	TV- CBD	0.38	0.00	0.38	N	Township Owned, Undersized
110	22	60 STANLEY ST	Township Of Little Falls	R-1B	0.06	0.00	0.06	N	Township Owned, Undersized
110	23	56-58 STANLEY ST	Township Of Little Falls	R-1B	0.13	0.00	0.13	N	Township Owned, Undersized
111	10	17 PATERSON AVE	Enterprise Hose Co No 2	TV- CBD	0.08	0.02	0.06	N	Fire House
111	12	PATERSON AVE	Township Of Little Falls	TV- CBD	0.02	0.00	0.02	N	Township Owned, Undersized
122	37	CEDAR GROVE RD	Passaic County Counsel	R-1B	12.34	7.34	5.00	N	ROSI
122	41	CEDAR GROVE RD	Township Of Little Falls	R-1B	0.90	0.39	0.51	N	ROSI
122	42	CEDAR GROVE RD	Township Of Little Falls	R-1A	0.11	0.11	0.00	N	ROSI
122	50	WILMORE RD	Township Of Little Falls	R-1B	1.42	0.45	0.97	N	ROSI
122	53	WILMORE RD	Township Of Little Falls	R-1B	1.90	0.28	1.62	N	ROSI
123	1	106 E MAIN ST	Township Of Little Falls	B1	0.03	0.02	0.01	N	Township Owned, Pumping Station
123	12	VAN NESS AVE	Township Of Little Falls	I	0.31	0.31	0.00	N	Township Owned, Undersized
125	2	SMALLEY ST	Township Of Little Falls	R-1C	1.46	1.46	0.00	N	ROSI



May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

128	4	VAN NESS AVE	Township Of Little Falls	I	0.30	0.30	0.30	0.00	N	Township Owned, Pumping Station
128	13	SINDLE AVE	Township Of Little Falls	I	0.27	0.27	0.27	0.00	N	Recycling Center
148	23	CANFIELD WAY	Township Of Little Falls	R-1A	0.29	0.19	0.10	0.10	N	Township Owned, Undersized
148	24	CANFIELD WAY	Township Of Little Falls	R-1B	0.29	0.15	0.14	0.14	N	Township Owned, Undersized
157	25.01	MORNINGSIDE CIRCLE	Township Of Little Falls	R-1A	0.07	0.00	0.07	0.07	N	Township Owned, Undersized
164	14	CEDAR GROVE RD	NJ	R-1A	1.92	1.27	0.65	0.65	N	ROSI
170.01	1	LONG HILL ROAD	Township Of Little Falls	R-1B	1.89	0.43	1.47	1.47	N	ROSI
173	17	BROWERTOWN RD	Township Of Little Falls	R-1B	2.07	0.23	1.84	1.84	N	ROSI
177.01	1		Township Of Little Falls	R-1A	0.29	0.14	0.15	0.15	N	Township Owned, Undersized
179	9	OVERLOOK AVE	Township Of Little Falls	R-1B	0.16	0.06	0.10	0.10	N	
183	12	485 ROUTE 46 EAST	New Jersey Dept Of Transportation	B-2	2.55	1.52	1.04	1.04	N	NJDOT
186	8.01	855 ROUTE 46 EAST	State Of Nj Dept Of Transportation	B-2	0.42	0.02	0.41	0.41	N	NJDOT
186	8.02	755 ROUTE 46 EAST	State Of Nj Dept Of Transportation	B-2	0.63	0.15	0.48	0.48	N	NJDOT
186	8.03	705-725 RT 46 E	State Of New Jersey	B-2	0.46	0.11	0.35	0.35	N	State Owned
187	4	MORRIS CANAL	Township Of Little Falls	R-1B	0.82	0.48	0.34	0.34	N	ROSI
194	3	1255 ROUTE 46 EAST	State Of Nj Dept Of Transportation	B-2	2.42	1.25	1.16	1.16	N	NJDOT
194	5	ROSE ST	Township Of Little Falls	B-3	7.13	6.88	0.25	0.25	N	Township Owned, Undersized
194	5.01	ROSE ST	Township Of Little Falls	B-3	1.79	1.79	0.00	0.00	N	Township Owned, Undersized
194	6.01	ROSE ST	Township Of Little Falls	B-3	0.89	0.03	0.87	0.87	N	Township ROW
205	1	ROUTE 46 WEST	Township Of Little Falls	B-2	0.35	0.24	0.12	0.12	N	Township Owned, Undersized
215.01	2.02	ROUTE 46 WEST REAR	Township Of Little Falls	B-2	0.24	0.11	0.12	0.12	N	Township Owned, Undersized
215.01	3.02	MC BRIDE AVE	Township Of Little Falls	B-2	0.12	0.00	0.12	0.12	N	Township Owned, Undersized
217	17.01		State Of New Jersey State Police	B-2	1.91	1.91	0.00	0.00	N	State Police
218	1	PATERSON AVE	Township Of Little Falls	R-1B	5.80	0.05	5.76	5.76	N	ROSI
218	11	70 SINDLE AVE	Township Of Little Falls	I	5.31	3.71	1.59	1.59	N	DPW
221	17	MADISON AVE	Township Of Little Falls	R-1C	0.22	0.22	0.00	0.00	N	Township Owned, Undersized



May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

221	21	MADISON AVE	Township Of Little Falls	R-1C	0.20	0.20	0.00	N	Township Owned, Undersized
221	22	ROUTE 46	Township Of Little Falls	R-1C	0.08	0.08	0.00	N	Township Owned, Undersized
232.03	5.01	SIGTIM DR	Township Of Little Falls	R-1A	0.28	0.00	0.28	N	ROSI
234	1	CLOVE RD	State Of Nj Dept Of Treasury	PI	0.83	0.21	0.62	N	State Dept. of Treasury / Montclair State University
234	2	CLOVE RD	State Of Nj Dept Of Treasury	PI	0.13	0.05	0.08	N	State Dept. of Treasury / Montclair State University
234	3	CLOVE RD	State Of Nj Dept Of Treasury	PI	6.59	1.37	5.23	N	State Dept. of Treasury / Montclair State University
234	4	CLOVE RD	State Of Nj Dept Of Treasury	PI	0.85	0.15	0.70	N	State Dept. of Treasury / Montclair State University
234	5	CLOVE RD	State Of Nj Dept Of Treasury	PI	1.16	0.03	1.13	N	State Dept. of Treasury / Montclair State University
234	6	CLOVE RD	State Of New Jersey	PI	2.51	0.07	2.44	N	State of NJ / Montclair State
234	7		Montclair State University Trustees	PI	1.86	0.57	1.29	N	Montclair State University
234	8	CLOVE RD	State Of Nj Dept Of Treasury	PI	0.38	0.11	0.27	N	State Dept. of Treasury / Montclair State University
237	7	31 CLOVE RD	Montclair State University	R-1A	0.57	0.29	0.29	N	Montclair State University
237	8	116 WOODS RD	Montclair State University	R-1A	0.48	0.27	0.21	N	Montclair State University
237	10	37 CLOVE RD	Montclair State University	R-1A	0.75	0.29	0.45	N	Montclair State University
237	11	43 CLOVE RD	State Of Nj Dept Of Higher Educ	R-1A	0.81	0.29	0.52	N	State Dept. of Higher Education / Montclair State
237	12	29 CLOVE RD	State Of Nj Dept Of Treasury	R-1A	0.76	0.32	0.44	N	State Dept. of Treasury / Montclair State University
237	14.01	106 WOODS RD	Montclair State University	R-1A	0.53	0.32	0.22	N	Montclair State University
237	15	108 WOODS RD	Montclair State University	R-1A	0.32	0.17	0.15	N	Montclair State University
237	19	CLOVE RD	Montclair State University Trustees	R-1A	9.92	4.91	5.00	N	Montclair State University
237	20	CLOVE RD	New Jersey Educational Facilities	R-1A	0.31	0.22	0.09	N	NJ Educational Facilities Authority / Montclair State University
237	21.02		New Jersey Educational Facilities	R-1A	0.29	0.22	0.06	N	NJ Educational Facilities Authority / Montclair State University
237	22	95 CLOVE RD	New Jersey Educational Facilities	R-1A	0.37	0.27	0.10	N	NJ Educational Facilities Authority / Montclair State University



May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

237	35	WOODS ROAD	Montclair State University	R-1A	1.30	0.19	1.11	N	Third Round RDP
237	36	WOODS RD	New Jersey Educational Facilities	R-1A	1.26	0.12	1.13	N	Third Round RDP
237	37	99 CLOVE RD	New Jersey Educational Facilities	R-1A	2.27	1.36	0.91	N	NJ Educational Facilities Authority / Montclair State University
237	38	45 CLOVE RD	New Jersey Educational Facilities	B-3	30.43	15.49	14.93	N	NJ Educational Facilities Authority / Montclair State University
237	38.02	35 CLOVE RD	Montclair State University	B-3	17.49	2.57	14.93	N	Montclair State University
237	64.01	LONG HILL RD	Township Of Little Falls	R-1A	0.60	0.14	0.46	N	Township Owned, Undersized
237.03	12	WOODS RD	Township Of Little Falls	R-1A	0.62	0.13	0.49	N	Township Owned, Undersized
237.03	14	LONG HILL RD	Township Of Little Falls	R-2	3.82	1.68	2.14	N	ROSI
238	16	10 CLOVE RD	Montclair State University	R-1A	0.18	0.01	0.17	N	Montclair State University
238	20	CLOVE RD	State Of Nj Dept Of Treasury	R-1A	0.66	0.05	0.61	N	State Dept. of Treasury / Montclair State University
238	24	CLOVE RD	State Of Nj Dept Of Treasury	R-1A	0.37	0.16	0.20	N	State Dept. of Treasury / Montclair State University
238	26	CLOVE RD	State Of New Jersey	R-1A	0.37	0.14	0.23	N	State of NJ / Montclair State
238	28	CLOVE RD	Montclair State University	R-1A	0.20	0.05	0.15	N	Montclair State University
250	1	CLOVE RD REAR	Montclair State University	PI	25.22	6.58	18.64	N	Montclair State University
250	1.01	LONG HILL RD	State Of Nj Dept Of Treasury	PI	2.25	0.37	1.88	N	State Dept. of Treasury / Montclair State University
250	1.03	CLOVE RD	State Of Nj Dept Of Treasury	PI	1.30	0.31	0.99	N	State Dept. of Treasury / Montclair State University
250	1.04	CLOVE RD	New Jersey Educational Facilities	PI	12.54	3.87	8.67	N	NJ Educational Facilities Authority / Montclair State University
250	1.05	CLOVE RD	Montclair State University	PI	7.33	1.81	5.52	N	Montclair State University
250	1.06	CLOVE RD	New Jersey Educational Facilities	PI	3.38	0.76	2.62	N	NJ Educational Facilities Authority / Montclair State University
250	1.07	CLOVE RD	New Jersey Educational Facilities	PI	2.54	0.49	2.05	N	NJ Educational Facilities Authority / Montclair State University
250	1.08	CLOVE RD	State Of Nj Dept Of Treasury	PI	1.71	0.33	1.38	N	State Dept. of Treasury / Montclair State University

May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

250	1.09	CLOVE RD	State Of Nj Dept Of Treasury	PI	3.54	0.17	3.37	N	State Dept. of Treasury / Montclair State University
250	3	CLOVE RD	State Of Nj Dept Of Treasury	PI	0.63	0.42	0.21	N	State Dept. of Treasury / Montclair State University
250	4	CLOVE RD	New Jersey Educational Facilities	PI	5.84	1.84	3.99	N	NJ Educational Facilities Authority / Montclair State University
250	4.01	CLOVE RD	New Jersey Educational Facilities	PI	0.97	0.04	0.93	N	NJ Educational Facilities Authority / Montclair State University
250	5	CLOVE RD	New Jersey Educational Facilities	PI	28.44	3.24	25.19	N	NJ Educational Facilities Authority / Montclair State University
250	5.01	CLOVE RD	New Jersey Educational Facilities	PI	2.19	0.23	1.96	N	NJ Educational Facilities Authority / Montclair State University
250	6	CLOVE RD	New Jersey Educational Facilities	PI	5.49	1.60	3.90	N	NJ Educational Facilities Authority / Montclair State University
251	8	ROUTE 46	Township Of Little Falls	B-2	0.26	0.15	0.11	N	Township Owned, Undersized
251	12	MONTCLAIR STATE UNIV	Montclair State University	PI	8.94	5.01	3.93	N	Montclair State University
251	12.01	CLOVE RD	Montclair State University	PI	0.48	0.34	0.14	N	Montclair State University
251	13	CLOVE RD	Montclair State University	PI	2.50	0.44	2.06	N	Montclair State University
251	13.01	CLOVE RD	Montclair State University	PI	0.63	0.06	0.57	N	Montclair State University
251	14.01		Unknown	B-2	0.58	0.13	0.45	N	UNDERSIZED
252	1	485 NOTCH ROAD	State Of Nj Dept Transportation	B-2	0.52	0.50	0.02	N	NJDOT
252	3	25 NOTCH RD	State Of Nj Dept Of Transportation	B-2	0.63	0.63	0.00	N	NJDOT
252	3.01	280 ROUTE 46 WEST	State Of Nj Dept Transportation	B-2	0.03	0.00	0.03	N	NJDOT
300	1.01		Norfolk Southern Railway Co	R-2	0.79	0.34	0.45	N	Railroad
300	1.04		Township Of Little Falls	R-2	0.18	0.17	0.00	N	Township Owned, Railroad Adjacent
300	1.05		Township Of Little Falls	B-3	2.35	0.64	1.72	N	Township Owned, MSU Rail Station
300	1.06		Township Of Little Falls	B-3	0.02	0.02	0.00	N	Township Owned, Railroad Adjacent



May 23, 2025

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

CLASS 15D – CHURCH AND CHARITABLE PROPERTIES ANALYZED

Block	Lot	Property Location	Owner	Zoning	Acreage	Constrained Acreage	Developable Acreage	Developable	Notes
110	4	71 MAIN ST	First Reformed Church	TV- CBD	1.12	0.01	1.11	N	House of Worship
115	10	32 RIDGE AVE.	Second Reformed Church	R-1B	0.35	0.00	0.35	N	House of Worship
178	2	155 LONG HILL RD	Sacred Heart Armenian Cath Church	R-1A	3.57	1.22	2.35	N	House of Worship
179	10	OVERLOOK AVE	Sacred Heart Armenian Cath Church	R-1B	0.46	0.03	0.43	N	Parking Lot associated with Active House of Worship
237	17.01	237 LONG HILL RD	St George Syr Orthodox Church	R-1A	3.17	0.29	2.89	N	House of Worship
31	12	25-29 WEAVER ST	St. John's Greek Orthodox Church	R-1C	0.23	0.00	0.23	N	House of Worship
31	7	VAN PELT PL	St. John's Greek Orthodox Church	R-1C	0.29	0.00	0.29	N	House of Worship
56	10	465 MAIN ST	Our Lady Of Holy Angels Rc Church	R-1B	0.70	0.70	0.00	N	House of Worship
56	2	471 MAIN ST	Our Lady Of Holy Angels Rc Church	R-1B	0.17	0.09	0.08	N	House of Worship
56	3	80 NWK POMPTON TPK	Our Lady Of Holy Angels Rc Church	B1	0.47	0.08	0.39	N	House of Worship
56	9	465 MAIN ST	Our Lady Of Holy Angels Rc Church	R-1B	1.06	0.98	0.08	N	House of Worship
91	3	75 UNION AVE	St Agnes Protestant Episcopal Ch	TV-R2	0.68	0.00	0.68	N	House of Worship
91	6	75 UNION AVE	St Agnes Protestant Episcopal Ch	TV-R2	0.14	0.00	0.14	N	Parsonage
92	1	UNION AVE	St Agnes Protestant Episcopal Ch	R-1B	0.41	0.00	0.41	N	House of Worship
93	11	139 MAIN ST	The Little Falls Meth Church	TV-R2	1.01	0.00	1.01	N	Parking Lot associated with Active House of Worship
93	4	139 MAIN ST	The Little Falls Meth Church	TV- CBD	0.23	0.00	0.22	N	House of Worship
94	10.01	WALNUT ST	The Little Falls Meth Church	TV-R2	0.79	0.00	0.79	N	House of Worship

Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

May 23, 2025

CLASS 15F – OTHER EXEMPT PROPERTIES ANALYZED

Block	Lot	Property Location	Owner	Zoning	Acreage	Constrained Acreage	Developable Acreage	Developable	Notes
113	10	55 VAN NESS AVE	Buikema Henry/Post #121 Am Legion	R-1B	0.55	0.05	0.50	N	Civic Organization
113	29	6 E MAIN ST	Columbian Club Corp N03835 K Of C	B1	0.11	0.01	0.10	N	Civic Organization
114	9	14 LINCOLN AVE	Little Falls Lodge #263 Of Nj	B1	0.16	0.00	0.16	N	Civic Organization
119	19	59 SECOND AVE	Domianni, Frank B	R-1B	0.17	0.01	0.16	N	Residence
122	52.01	60 WILMORE RD	Eagle Hose Co Inc	R-1B	0.64	0.11	0.53	N	Rescue Squad
123	9	1-12 TULIP CRESCENT	Tulip Gardens Of Little Falls	B1	6.05	0.53	5.53	N	Common Element
124	9	7 HOPSON AVE	Condo Board	B1	0.62	0.62	0.00	N	Common Element
128	2	69-99 TURNBERRY ROAD	Tulip Meadows Condo	I	9.69	0.01	9.68	N	Common Element
142	14	93 PROSPECT ST	Little Falls Womens Club	R-1B	0.51	0.00	0.51	N	Civic Organization
143	3	160 LINCOLN AVE	Emmetts, Christina B	R-1B	0.17	0.00	0.17	N	Residence
144	11	202 FIRST AVE	Parker, Joseph Richard	R-1B	0.41	0.03	0.37	N	Residence
155	4	AUTUMN COURT	Highview Homes At Totowa Llc	R-3A	2.70	1.46	1.24	N	Common Element
171	9	9 VILLA RD	Pocius, Michael & Kathleen	R-1B	0.52	0.02	0.50	N	Residence
186	21	1-23 COLONIAL DRIVE	Colonial Hill Gardens	R-2	2.11	0.41	1.70	N	Common Element
186	7	1-23 COLONIAL DRIVE	Colonial Hill Gardens	R-2	4.37	0.41	3.96	N	Common Element
20	1	591 MAIN ST	Singac Mem, Am Leg Post No. 108	R-1C	0.53	0.00	0.53	N	Civic Organization
218	5	24 SINDLE AVE	Arias, Pedro	R-1B	0.25	0.00	0.24	N	Residence
223	2.01		Adams, Geni Lynn	R-1C	0.20	0.20	0.00	N	Residence
224	21	21 RYLE AVE	Spinelli, Dominick	R-1C	0.11	0.11	0.00	N	Residence
228	1	75 VAN NESS AVE	Van Vliet, George R & Nancy B	R-1B	0.11	0.00	0.11	N	Residence
230	11	170 LONG HILL RD	Great Notch Fire Co., No 4	R-1A	0.37	0.06	0.31	N	Fire House
237	48	161-173 LONG HILL RD	Little Notch Village	R-1A	1.87	0.69	1.17	N	Common Element
240.02	7	GLEN ROCK RD	Reservoir Ridge Condominium Assoc	R-1A	12.93	3.98	8.95	N	Common Element
30	43	89 VAN PELT PL	Nilan, Marianne D	R-1C	0.11	0.00	0.11	N	Residence
301	1	FRANCISCO AVE	Nj Conservation Foundation	R-1A	5.61	1.58	4.03	N	Non-Profit Preserved Land
35	24	137 NWK POMPTON TPK	Newbridge Housing I Inc	B1	0.15	0.00	0.15	N	Residence
43	10	4 PINE CT	Meola, Marguerite	R-1B	0.26	0.00	0.26	N	Residence
53	3	517 MAIN ST	Singac Vol Fire Co No 3	B1	0.23	0.00	0.23	N	Fire House



Township of Little Falls, Passaic County
Fourth Round Vacant Land Adjustment

May 23, 2025

53	8	24A VAN PELT PLACE	Jjf Realty Llc	R-1C	0.34	0.00	0.34	N	Common Element
6	7	707 MAIN ST	Morgan-Archer, Nicholas & Kathleen	R-1C	0.12	0.00	0.11	N	Residence
77	3.01		Accurate Jmf Urban Renewal Llc	I	2.97	0.34	2.63	N	Tax Abatement
77	3.02		Lennar Little Falls Townhomes Llc	I	5.20	0.18	5.02	N	Tax Abatement
88	1	220 MAIN ST	The Mill At Little Falls	LI-CU	13.42	4.61	8.81	N	Common Element
9	28	39 PLEASANT AVE	De La Tore,Gan	R-1C	0.14	0.00	0.14	N	Residence
95	35	6 YOLANDA DR	Eitel, Charlotte M	R-1B	0.22	0.00	0.22	N	Residence
96	41	56 OAK DR	Rubino, Michael C & Evelyn A	R-1B	0.24	0.00	0.24	N	Residence
96	8	ABBE ROAD	Highview Homes Lt Llc	R-1B	6.96	2.05	4.91	N	Common Element